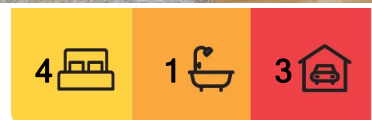


Macgregor, 280 Southern Cross Drive

The Australian Dream on Southern Cross

FIND. Perfectly positioned in a quiet yet convenient location, 280 Southern Cross Drive offers a spacious and beautifully updated home on a generous 1,265sqm block. Tucked away yet easily accessible, this property boasts two separate entrances from different streets, providing flexibility and convenience. With extensive renovations, modern finishes, and a functional floorplan, this home is ideal for families seeking space, comfort, and accessibility.

LOVE. Spanning 138sqm of living space, this home has been thoughtfully designed to cater to family living. The interiors feature brand-new Blackbutt hybrid timber flooring, fresh paint throughout, and plush new carpeting in the bedrooms. Multiple living areas ensure ample room for relaxation and entertainment, while large windows invite natural light and provide peaceful views of the surrounding greenery. The spacious backyard, positioned at the northern end of the block, has been the heart of many cherished family moments.



For Sale
By Negotiation

View
ljhooker.com.au/1HKKF9U

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EER ★★★★★



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Kippax
(02) 6255 3888

LIVE. Convenience is key at 280 Southern Cross Drive. Within walking distance, you'll find public transport, parks, playgrounds, local schools, and the well-equipped Kippax Fair Shopping Centre, offering supermarkets, medical facilities, and dining options. The home's thoughtful updates, including an extended double car garage, an internal fence for secure parking, and an added deck for year-round outdoor enjoyment, enhance both functionality and lifestyle. This is a home designed to grow with you and accommodate all stages of life.

ABOUT THE AREA

Local Transport:

- Easy access to bus stops within a 2-minute walk
- Short drive to Belconnen and the City Centre

Shopping & Dining:

- Kippax Fair Shopping Centre (supermarkets, chemists, medical centers, cafes, and more)
- A variety of local dining options within close proximity

Schools & Recreation:

- Close to local primary and secondary schools
- Nearby parks and playgrounds

WHAT THE OWNER LOVES

- We loved the location - fronting a wide walkway, creating a personal cricket ground for the kids. The bus stop is only a short walk away, making everything easily accessible.
- The spacious backyard has been perfect for family activities, from play areas to gardening.
- The home has been a special place for our family, with each grandchild having their own space and memories tied to the house.
- The neighbourhood is fantastic - everything is close at hand, yet it still feels private and peaceful.

OVERVIEW

- 4 bedrooms
- 1 bathroom
- 2 living areas
- Freshly painted
- New hybrid flooring & plush carpet
- Wheelchair accessible

RATES/SIZE:

- Land: Approx. 1,265sqm
- Living: Approx. 138sqm
- Garage: Approx. 34sqm
- Carport/Shed: Approx. 31sqm
- Rates: \$2,332 p.a. approx.
- Land Tax: \$3,467 p.a. approx.
- EER: 0.5

All information contained herein is gathered from sources we consider to be reliable.

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More About this Property

Property ID	1HKKF9U
Property Type	House
House Size	138 m2
Land Area	1295 m2
EER	0.5

Eoin Ryan-Hicks 0424 042 419

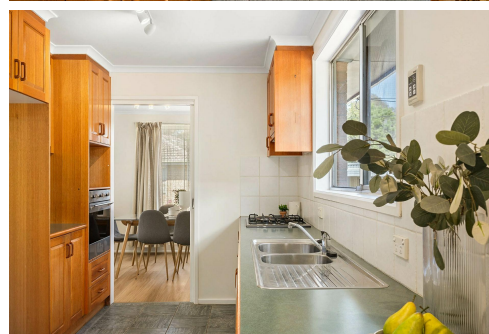
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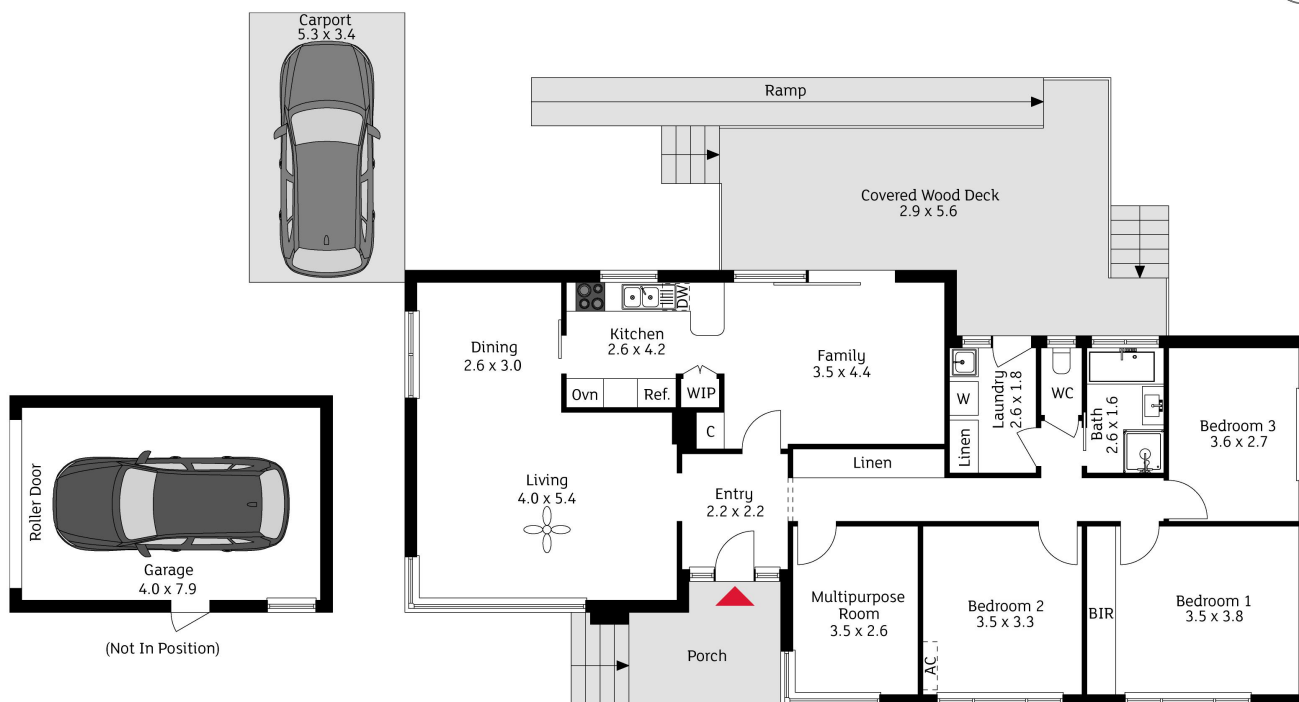
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

280 Southern Cross Drive, Macgregor

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