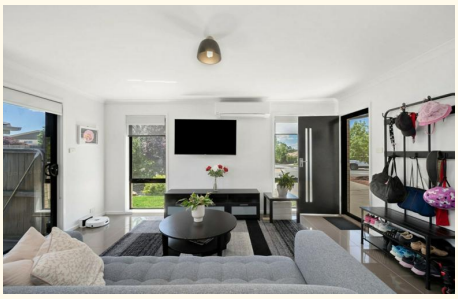

3 Boelke Place, Macgregor

Your Next Chapter Starts in Macgregor

FIND.
Tucked away in a peaceful cul-de-sac in the established suburb of Macgregor, this inviting three-bedroom home offers comfortable living, a practical layout and appealing outdoor spaces. With a blend of tiled living areas, carpeted bedrooms and thoughtful features throughout, the home presents an excellent opportunity to enjoy easy-care living in a convenient location.

LOVE.
Step inside to discover a welcoming living and dining area finished with tiled flooring, creating a functional space for everyday living. All three bedrooms feature built-in robes and comfortable carpeting, while split-system air conditioning provides year-round comfort. The home is complemented by a well-appointed bathroom, a European laundry and chandelier lighting that adds a distinctive touch. Outside, the covered entertaining area provides a sheltered space to relax, unwind or enjoy time with family and friends.

LIVE.
Enjoy the convenience of Macgregor, with local schools, parks, shopping facilities and public transport options all within the wider

3 1 1

FOR SALE
By Negotiation

VIEW
Sat 31st Oct @ 12:00PM - 12:30PM

AGENTS
Eoin Ryan-Hicks
0424 042 419
Eoin.ryan-hicks@ljhooker.com.au

AGENCY
LJ Hooker Kippax
(02) 6255 3888

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Interested parties must rely solely on their own enquiries.

Belconnen region. Nearby Kippax Fair provides access to everyday essentials, supermarkets, cafés and other services, while the surrounding suburbs offer additional shopping, dining and recreational options. With established amenities and convenient connections to the broader Canberra region, this location makes day-to-day living straightforward.

ABOUT THE AREA

Local Transport:
Local bus services connecting to Belconnen and the wider Canberra region
Convenient road connections to surrounding suburbs and Canberra's town centres

Shopping & Dining:
Kippax Fair Shopping Centre
Belconnen Town Centre
Local cafés, takeaway options and everyday essentials

Schools:
Macgregor Primary School
Kingsford Smith School
Nearby childcare and additional schooling options throughout Belconnen

WHAT THE OWNER LOVES:
"The established fig, lemon, and mandarin trees in the backyard which all produce beautiful fruit in summer. Lots of kitchen counter and storage space, and the view of the backyard greenery from the Master bedroom."
OVERVIEW:
- Three bedrooms, all with built-in robes
- Split-system air conditioning
- Tiled living and dining area
- Carpeted bedrooms
- Tiled bathroom
- Covered outdoor entertaining area
- Single lock-up garage
- European laundry
- Chandelier lighting
- Induction cooktop
- Brand new indoor blinds
- Heat Pump hot water system
- Patio shade blinds

RATES / SIZE:
Living Size: 94 sqm approx.
Block Size: 297 sqm approx.
Rates: $2,648 p.a. approx.
Land $4,404 p.a approx.
EER: 5.0

Disclaimer:
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EER ★★★★★☆

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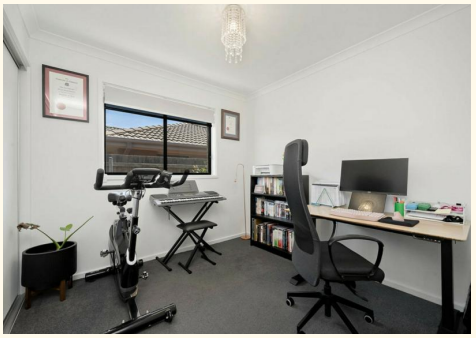
MORE DETAILS

Property ID	1J9CF9U
Property Type	House
House Size	94 m2
Land Area	297 m2
EER	5



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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

3 Boelke Place, Macgregor

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