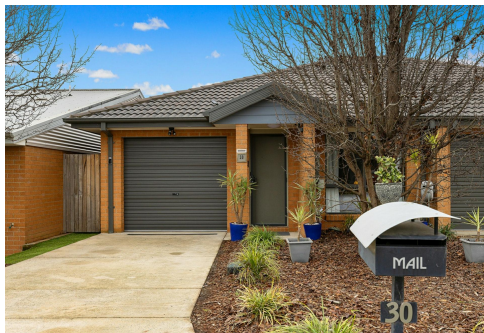




Macgregor, 30 Audrey Cahn Street

What a Great First Home!

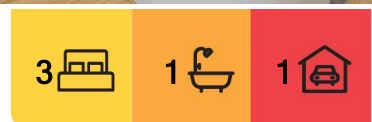
Discover comfortable living in this fantastic first home, meticulously designed with modern features, without the hefty price tag! Rest assured, this home is separately titled, so you don't have to worry about body corporate. Only ever having one owner, they have loved their time here for the last decade. They thoughtfully modified the original floor plan and have made lots of contemporary upgrades that ensure year-round comfort and convenience.

The master bedroom is positioned at the front of the home for added privacy and equipped with a reverse cycle air conditioner. Each bedroom features built-in wardrobes, with dimming and colour-changing lights to create the perfect ambiance. The modern bathroom with a shower, bathtub and a separate toilet for added convenience.

Enjoy cooking in the central kitchen with gas cooking, a dishwasher, and ample storage space for all your culinary needs. The full-size laundry offers external access to the



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.



For Sale
Auction

View
ljhooker.com.au/1H53F9U

Contact
Hannah Green
0422 381 055
hannah.green@ljhkipax.com.au

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

EER ★★★★★★

LJ Hooker Kippax
(02) 6255 3888

clothesline for easy laundry days.

Modern and durable hybrid flooring runs throughout the home. Despite an impressive 6-star energy rating, the home includes two reverse-cycle split systems and a gas wall heater. The spacious living area flows seamlessly to your outdoor entertaining area, perfect for gatherings and relaxation.

Enjoy a single car garage with automatic door and internal access. PLUS extra parking out the front. And if you accidentally forget your keys, nevermind - the home features a modern touchscreen keypad door handle!

Nestled close to a reserve, this home offers easy access to nearby parks, schools, public transport, and shopping centres, ensuring all your lifestyle needs are within reach.

Features;

- North-facing living
- 3 bedrooms with built-in-wardrobes
- Modern bathroom with separate toilet
- Master bedroom to the front of the home
- 2x reverse cycle heating and cooling
- Gas wall heater
- Touchpad secure door handle
- Central kitchen with gas cooking, dishwasher and plenty of storage
- Full size laundry with external access out to your clothesline
- Hybrid flooring throughout
- Despite impressive energy rating of 6 stars, you still enjoy reverse-cycle heating and cooling
- Spacious living flowing to your outdoor entertaining area
- Spacious backyard with side access
- Location close to reserve, nearby parks, schools, public transport and shopping centres

This beautifully presented home is an ideal choice for first-time buyers looking for modern comforts in a convenient location. Don't miss out on this exceptional opportunity to own your dream home in Macgregor! Contact us today to arrange a viewing and take the first step toward making this fantastic property your own.

Land size: 250m²

Rates: \$2,144 p.a. approx.

Land Tax: \$2,707 p.a. approx.

EER: 6.0

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More About this Property

Property ID	1H53F9U
Property Type	House
Land Area	250 m ²
EER	6

Hannah Green 0422 381 055

Licensed Agent ACT & NSW | hannah.green@ljhkipfax.com.au

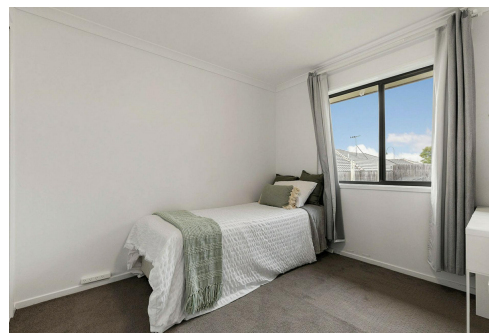
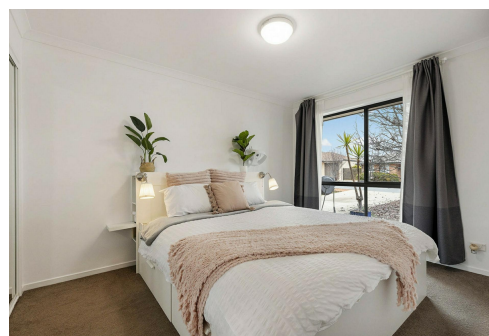
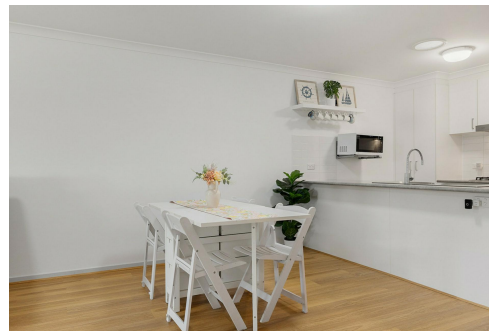
Eoin Ryan-Hicks 0424 042 419

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW | Eoin.ryan-hicks@ljhooker.com.au

LJ Hooker Kippax (02) 6255 3888

Cnr Luke Street & Hardwick Crescent, HOLT ACT 2615

kipfax.ljhooker.com.au | kipfax@ljhooker.com.au



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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.

30 Audrey Cahn Street, Macgregor

Produced by DIAKRIT