



30 John Holt Street, Macgregor

Relaxed Living in Macgregor

FIND.

Tucked away in a quiet and established pocket of Macgregor, this inviting home offers a warm and welcoming atmosphere from the moment you arrive. Surrounded by a peaceful setting, the property provides a comfortable sense of space and a relaxed environment that is easy to settle into. With its established character and appealing proportions, this is a home that feels familiar, inviting and ready to be enjoyed.

LOVE.

There is an undeniable sense of calm throughout the home, with generous interiors creating an inviting backdrop for everyday living. Natural light filters through the living spaces, adding to the home's bright and airy feel, while the overall layout creates a natural sense of connection from one space to the next. Outside, the established surroundings provide a private setting to slow down, unwind and enjoy time at home.

LIVE.

Enjoy the relaxed rhythm of life in Macgregor, where peaceful streets and a friendly neighbourhood create a wonderful place to call home. Spend quiet mornings enjoying a coffee, settle in for relaxed afternoons or gather with friends and family as the day winds down.

3 1 1

FOR SALE

Sale By Negotiation

VIEW

Sat 15th Aug @ 12:15PM - 12:45PM

AGENTS

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AGENCY

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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.



It's a setting that encourages you to slow down, enjoy your surroundings and make the most of the simple moments at home.

ABOUT THE AREA

Local Transport:

Convenient local bus services
Easy access to major arterial roads
Short commute to Belconnen Town Centre

Shopping & Dining:

Kippax Fair Shopping Centre
Holt Shops
Belconnen Town Centre

Schools:

Macgregor Primary School
Kingsford Smith School
St Francis Xavier College

WHAT THE OWNER LOVES:

"The cherry tree, which is beginning to come into bloom, adds a real sense of character and personality to the home.

The generous lawn areas, including sections reinforced with turf cells, provide a durable and practical outdoor space designed to withstand everyday use while maintaining it's lush appearance."

OVERVIEW:

- 3 bedrooms, all with built-in robes
- Well-maintained single-level home
- Kitchen with near-new dishwasher
- Spacious living and dining areas
- Carpeted throughout
- Split system heating and cooling
- Evaporative cooling
- Bathroom with separate WC
- Private entertaining deck
- Additional outdoor entertaining space
- Single lock-up garage
- Built-in shoe storage to hallway

RATES/SIZE

Land Size: 357sqm approx.

Living Size: 98sqm approx.

Rates: \$2,774p.a approx.

Land Tax: \$4,747p.a approx.

EER: 6.0

Year Built : 2011

Disclaimer:

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EER ★★★★★★

MORE DETAILS

Property ID	1J7JF9U
Property Type	House
House Size	98 m2
Land Area	357 m2
EER	6

Olivia Schultz 0415 366 287

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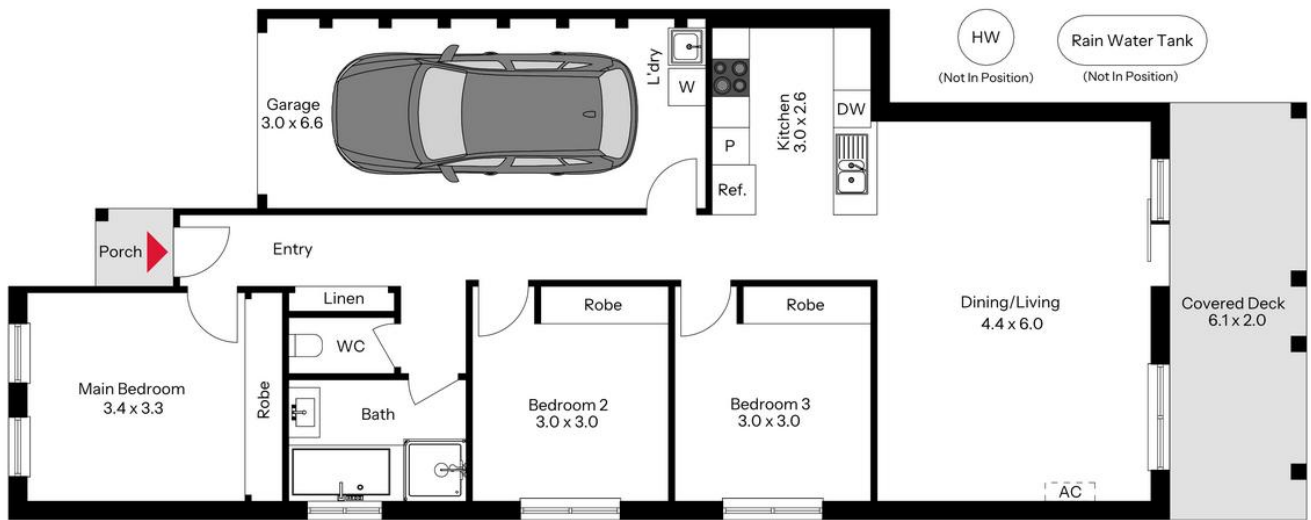
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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