



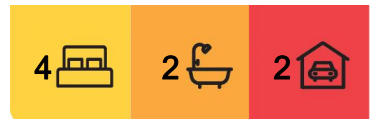
Macgregor, 322 Southern Cross Drive

Your Project, Your Way: Macgregor Edition!

An outstanding opportunity awaits in one of Belconnen's best-located Suburbs. 322 Southern Cross Drive, MacGregor is a large family home with great bones ready for a new owner to sweep it off its street.

Set on over 850sqm of land you will find this charming and classic Belconnen home that has been extended and added to over the years providing a wealth of internal living. Walking through the home you will find an oversized front lounge room as well as an extended family room and a spacious covered deck to boot.

The home has four good-sized bedrooms 3 of which with built-in wardrobes and the master finished with its own ensuite. You'll also find a European laundry to maximise living space, tonnes of storage around the home and a kitchen large enough for the whole family to make a mess in.



For Sale
\$770,000 - \$810,000

View
ljhooker.com.au/1GXFF9U

Contact
Eoin Ryan-Hicks
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EER ★★★★★



LJ Hooker Kippax
(02) 6255 3888

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.

While this property is looking for a new owner to show it some TLC the possibilities are huge. The new territory plan is in effect meaning you could build a second dwelling on the back up to 120sqm, or extend the current home. A large flat backyard means you really are spoiled for choice.

The location here is something to be admired as you're only a 10-minute stroll to the Kippax fair with access to amenities such as Aldi, Woolworths, Club Lime, Tennis courts and the Kippax Library.

Our owner is ready to sell and move up north so do not miss this opportunity to secure a home you can make your own.

Wanting to know more? Please contact:

Eoin Ryan-Hicks on 0424 042 419 and/or Maxwell Jensen on 0402 778 603

Features:

- Four bedrooms
- Two bathrooms
- Covered back deck
- Large flat backyard with storage shed
- Double carport
- 854m2 Block
- 172m2 Internal

Rates: \$2,582 p.a. approx.

Land Tax: \$3,621 p.a. approx.

UV: \$415,000

EER: 1.5

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More About this Property

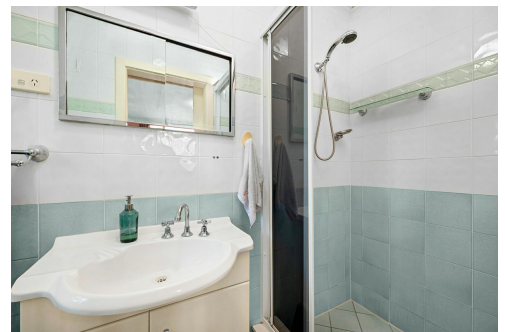
Property ID	1GXFF9U
Property Type	House
House Size	146 m ²
Land Area	854 m ²
EER	1.5

Eoin Ryan-Hicks 0424 042 419

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

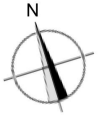
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not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

322 Southern Cross Drive, Macgregor

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