



Macgregor, 328 Southern Cross Drive

Private Oasis with Light-Filled Living

Tucked well away from the main street in a peaceful pocket of Macgregor, this beautifully presented home is a true sanctuary - renovated throughout and designed for relaxed, easy living. Set behind secure gates on a large block of 928sqm and surrounded by well-established gardens, the home is a private retreat just moments from Kippax.

The north-facing living areas are filled with natural light year-round, with sunlight streaming in during winter. Double-glazed windows, quality tiles and soft carpets create a luxurious feel, while awnings and efficient heating and cooling systems-including ducted gas and split systems-ensure year-round comfort.

The stunning modern kitchen is a standout, featuring generous cupboard space, quality appliances and premium tapware and fittings, and a cleverly integrated European-style laundry maximises functionality. The spacious sunroom adds a second living area, perfect for entertaining or simply enjoying views to the garden and abundant visiting bird life.

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For Sale
By Negotiation

View
ljhooker.com.au/35FYGCY

Contact
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EER

LJ Hooker Gungahlin
(02) 6213 3999



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.

With leafy outdoor views from every room, a second toilet for convenience and a spacious backyard where children and pets can roam, this home is as practical as it is peaceful. Conveniently located with easy access to Belconnen and the City, this home is just a short stroll to local shops, cafés and clubs. You'll also enjoy close proximity to creeks, ponds, parks, ovals and peaceful walking trails-offering a lifestyle of comfort and natural beauty at its finest.

Features:

- Three bedrooms, all with built in wardrobes
- Light-filled north-facing living areas
- Fully renovated throughout with quality finishes
- Double-glazed windows
- Quality carpets and tiled floors
- Stunning modern kitchen with abundant storage
- Premium appliances including pyrolytic self-cleaning oven
- European-style laundry
- Beautifully renovated bathroom plus a second toilet
- Large sunroom with garden outlook - perfect for entertaining
- Garden views from every room
- Split system heating/cooling, plus ducted gas heating
- Awnings for summer shade
- Private and secure behind double electric gates with ample off street parking space
- Generous double garage with additional storage and workshop space
- Large established backyard with park-like gardens
- Easy walk to shops, cafes, and Kippax shopping district
- Close to Belconnen and within easy access of the City
- Schools, walking trails, parks, ovals and ponds nearby

Stats:

Living space: 118sqm approx.

Land size: 927sqm

Rates: \$2,575pa

Land tax (only if rented): \$4,034pa

Unimproved Land Value: \$443,000

Year built: Approx 1972

EER: 3 stars



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More About this Property

Property ID	35FYGCY
Property Type	House
Land Area	928 m2
EER	3

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