



4 Pulleine Crescent, Macgregor

Move-In Ready Family Living with North-to-Rear Aspect & Four-Car Accommodation

Auction Location: On site

Meticulously renovated and exceptionally maintained, this warm and welcoming home has been thoughtfully updated to suit the modern buyer, offering the perfect balance of family functionality and downsizer appeal. Positioned on a generous 715m² block in the established and family-friendly suburb of McGregor, the home enjoys a coveted north-to-rear aspect, double glazing, solar panels & battery, and an impressive enclosed four-car carport with workshop and storage to name a few of many upgrades.

Set behind established greenery and introduced by a charming front porch with feature timber panelling, the home makes an immediate impression. Inside, Tasmanian Oak flooring and fresh paint create bright, inviting interiors, while the elevated position captures beautiful green outlooks from the windows.

The front living and dining room flows seamlessly through to the family area and renovated kitchen. Designed with both style and

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AUCTION

Sat 1st Aug @ 10:00AM

VIEW

Sat 25th Jul @ 10:45AM - 11:15AM

AGENTS

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Interested parties must rely solely on their own enquiries.



practicality in mind, the kitchen features black stone benchtops and splashback, gas cooking, a large oven, integrated microwave, and Miele dishwasher. Sliding glass doors connect the kitchen and family room to the rear entertaining area, creating an easy indoor-outdoor lifestyle.

Three bedrooms are included, all with built-in robes. The spacious master bedroom is enhanced by corner windows that fill the room with natural light. The centrally located bathroom has been beautifully renovated and includes a bath, shower and separate WC. Outdoors, the covered entertaining area has been tailored for year-round comfort, complete with café blinds and additional storage. The private backyard offers expansive level lawns framed by established greenery and florals, including camellias and guavas, along with garden sheds and a dedicated fire pit area.

Adding even more appeal is the enclosed four-car accommodation, a large workshop and separate storage room - ideal for tradies, hobbyists, car enthusiasts or growing families. Further upgrades and features include renovated separate laundry with storage, ducted gas heating throughout plus R/C unit to kitchen/family, added insulation, new continuous hot water system, video security system, fully Colourbond fenced backyard and shutters to all main rooms.

Conveniently located just minutes from Kippax Shopping Centre, Holt Shops and Belconnen Town Centre, this home offers easy access to supermarkets, cafés, restaurants and everyday amenities with bus stops close by. Families will appreciate the proximity to local primary and secondary schools, including Bright Steps Early Childhood Centre, MacGregor Primary School and Kingsford Smith School, making this a superb choice for buyers seeking both lifestyle and convenience.

Features

- Renovated and move-in ready family home
- Coveted north-to-rear aspect
- 21 solar panels with 9.6kw battery
- Double glazed windows throughout & added insulation
- Tasmanian Oak flooring throughout
- Freshly painted interiors
- Ducted gas heating plus R/C heating and cooling unit
- Shutters to main rooms for added security and climate control
- Renovated kitchen with black stone benchtops and splashback, gas cooktop, large oven and integrated microwave plus Miele dishwasher
- Three bedrooms, all with built-in robes
- " Renovated bathroom with bath, shower and separate WC
- " Covered entertaining area with café blinds
- Established gardens with camellias and guavas
- Fire pit area and garden sheds
- Enclosed four-car carport
- Large workshop with storage space
- Renovated laundry with excellent storage

Land size: 715m²

Living size: 117m² living + 105.7m² total carport & shedding

Land value: \$441,000 (2026)

Rates: \$725 p.q (approx.)

Land tax: \$1,365 p.q (approx.)

Construction: 1973

EER: 4



MORE DETAILS

Property ID	K5AH5W
Property Type	House
EER	4

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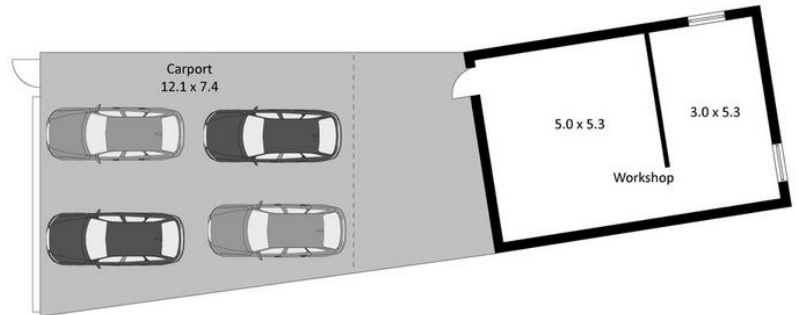
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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