



# Macgregor, 5 Coutie Place

Serene Living on Coutie Place

## FIND.

Tucked away in a peaceful, family-friendly cul-de-sac, 5 Coutie Place, Macgregor offers a warm and welcoming home for growing families or first-home buyers seeking space, comfort, and convenience. With a leafy outlook and generous backyard, this charming home sits in one of Macgregor's most tightly held pockets, close to local schools, shops, and parks - making everyday living effortlessly easy.

## LOVE.

Thoughtfully updated while retaining its original charm, this single-level home boasts an updated kitchen, fresh paint, and easy-care tiled flooring throughout. Three generous bedrooms are complemented by a neat and functional bathroom. The split system heating and cooling ensure year-round comfort, while the balcony overlooking the spacious backyard is perfect for morning coffees or supervising kids and pets at play. A double carport adds further practicality to this home's functional layout.



**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.

3

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EER ★★★★★★

**LJ Hooker Kippax**  
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LIVE.

Positioned on a large 752m<sup>2</sup> block, this home presents incredible opportunity for those who value indoor-outdoor living. The backyard offers abundant space to extend, entertain or simply unwind under the sun. Families will love the proximity to local schools, Kippax Fair Shopping Centre, playing fields, and walking trails, all while being just a short drive to Belconnen Town Centre and the City. Whether you're starting out, upsizing, or investing, this home ticks all the right boxes.

#### ABOUT THE AREA

##### Shopping & Dining:

- Kippax Fair Shopping Centre
- Belconnen Westfield
- Local cafés, eateries & supermarkets

##### Schools:

- Macgregor Primary School
- Kingsford Smith School
- St Francis Xavier College

#### OVERVIEW:

- 3 bedrooms
- 1 bathroom
- Updated kitchen
- Freshly painted
- Split system heating & cooling
- Balcony overlooking large backyard
- Double carport
- Built in 1975

#### RATES/SIZE:

- Rates: \$2,691 p.a. approx.
- Land tax: \$4,566 p.a. approx.
- Block size: 752sqm approx.
- Living area: 110sqm approx.
- EER: 6.0

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## More About this Property

<b>Property ID</b>	1HN1F9U
<b>Property Type</b>	House
<b>House Size</b>	110 m2
<b>Land Area</b>	752 m2
<b>EER</b>	6

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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.

5 Coutie Place, Macgregor

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