







5 Sewell Place, Macgregor

Plant Your Roots & Watch Your Family Grow

FIND.
Hidden away and backing directly onto reserve, this beautifully maintained family home offers the kind of lifestyle that is becoming harder to find. Peaceful, private and surrounded by nature. Yet still moments from everyday convenience. Set on a generous block with established gardens and thoughtfully landscaped outdoor spaces, this is a home where families can truly settle in, slow down and plant their roots for years to come.
From the moment you arrive, there is a calming sense of privacy. Tucked away from the street and framed by greenery, the home feels like its own little sanctuary. Whether it's the sound of kids playing outside, afternoons spent tending to the veggie patch, or evenings entertaining under the pergola, this is a property designed for creating memories. This home beautifully blends timeless 70s charm with modern updates, creating a warm and character-filled space that feels both nostalgic and refreshed.

LOVE.
Warm, welcoming and thoughtfully updated, the home has been designed with family living at the forefront. Timber look flooring flows throughout, while recently painted interiors and LED lighting create a

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FOR SALE
$885,000+

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fresh and inviting feel from the moment you step inside.
At the heart of the home, the kitchen and dining area connect seamlessly to the outdoor entertaining spaces, making everyday living and hosting feel effortless. The kitchen offers excellent storage and practicality, while the living area provides a comfortable place for the family to gather. A second living space branching off the main area adds flexibility for growing families, whether used as a kids retreat, media room or quiet place to unwind.
Stepping outside, the home truly comes to life. With a covered deck and pergola, established gardens and an impressive veggie patch already thriving with tomatoes, chilli and zucchini. Backing reserve and surrounded by greenery, the backyard feels private, spacious and full of possibility, the perfect setting for children, pets and outdoor entertaining.
Accommodation includes four bedrooms and two bathrooms, with the updated main bathroom thoughtfully designed with a separate toilet for convenience. Comfort has been carefully considered throughout with ducted heating and cooling, additional split system heating and cooling, a 6.6kw solar system, irrigation system and a 10 litre rain tank supporting the gardens and outdoor spaces.
Adding even more versatility, the double car garage includes an additional heated and cooled space, ideal for those working from home, running a business or needing extra room for hobbies or storage. Completing the package is a double carport, heaps of storage throughout the home, and a separate laundry designed for practical family living.

LIVE.
Positioned in a quiet pocket of Macgregor, this home offers the perfect blend of tranquillity and convenience. With direct reserve access and nearby walking trails, there's a strong connection to nature while still being moments from local schools, shops, cafés and public transport.
Kippax Fair Shopping Centre, Belconnen Town Centre and a range of sporting facilities and parks are all close by, making everyday errands and weekend activities effortless. Offering privacy, space and a true sense of home, this is a property where families can settle in and enjoy the lifestyle for years to come.

ABOUT THE AREA
Local Transport:
- Nearby bus stops servicing Belconnen and Canberra CBD
- Easy access to major arterial roads

Shopping & Dining:

- Kippax Fair Shopping Centre
" Westfield Belconnen
" Local cafés, restaurants and takeaway options

Schools:

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

OVERVIEW:
- 4 bedrooms
- 2 bathrooms
- Double garage plus double carport
- Additional heated and cooled space in garage
- Kitchen with excellent storage and adjoining dining area
- Multiple living areas
- Timber look flooring throughout living spaces
- Updated bathroom with separate toilet
- Recently painted interiors
- Covered deck and pergola entertaining area
- Landscaped gardens and established veggie patch

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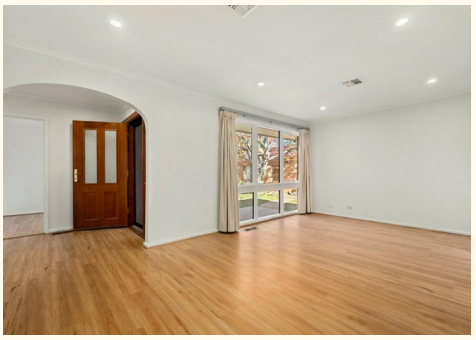
- Ducted heating and cooling
- Additional split system heating and cooling
- 6.6kw solar system
- Irrigation system
- 10 litre rain tank
- LED lighting throughout
- Separate laundry
- Peaceful reserve backing location

RATES/SIZE:

Living Size: 167sqm approx.
Garage: 45sqm approx.
Build Size: 212sqm approx.
Block Size: 1051sqm approx.
Rates: $2,645p.a approx.
Land Tax: $4,191p.a approx.
EER: 2.0
Year Built: 1974

Disclaimer:
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MORE DETAILS

Property ID	1J5MF9U
Property Type	House
House Size	212 m2
Land Area	1051 m2
EER	2

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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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