



52 Refshauge Crescent, Macgregor

The Perfect First Step

FIND.


Positioned in a peaceful and well-connected pocket of Macgregor, directly across from a reserve, this well-maintained home offers an ideal blend of comfort, convenience and low-maintenance living. Set within a quiet street and enjoying a leafy outlook, the home is perfectly suited to first home buyers, downsizers or investors seeking a smart and accessible opportunity.

LOVE.

Designed for easy living, the home features an open plan layout that brings together the kitchen, dining and living areas in a light-filled and functional space. Timber-look flooring flows throughout the main living zones, complemented by carpet in the bedrooms for added comfort. The kitchen is well-appointed with gas cooking and practical storage, while all three bedrooms include built-in robes. Step outside to a beautifully designed entertaining area, complete with a covered space that makes hosting effortless, all set within a low-maintenance yard that allows you to enjoy the lifestyle without the upkeep. Reverse cycle split system heating and cooling ensures year-round comfort, and the single garage with internal access adds to the home's everyday practicality.

LIVE.

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.

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FOR SALE

\$680,000+

VIEW

Wed 6th May @ 4:45PM - 5:15PM

AGENTS

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AGENCY

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Enjoy the convenience of a location that offers both tranquillity and connectivity. Positioned opposite a reserve, the home provides easy access to walking paths and open green spaces, while remaining close to local shops, schools and Belconnen Town Centre. With everything you need just moments away, this is a lifestyle of ease, whether you're moving straight in or adding a quality property to your portfolio.

ABOUT THE AREA

Local Transport:

- Easy access to local bus routes and arterial roads

Shopping & Dining:

- Kippax Fair Shopping Centre
- Local cafés and shops
- Belconnen Town Centre

Schools:

- MacGregor Primary School
- Kingsford Smith School
- Belconnen High School

OVERVIEW:

- 3 bedrooms, all with built-in robes
- 1 bathroom
- Single car garage with internal access and electric door
- Open plan living
- Reverse cycle split system heating and cooling
- Two covered outdoor entertaining areas
- Low maintenance yard
- Single title, no body corporate
- NBN fibre to the premise

RATES/SIZE:

Land Size: 249sqm approx.

Living Size: 91sqm approx.

Rates: \$2,508 p.a approx.

Land Tax: \$3,797 p.a approx.

EER: 5.0

Year Built: 2011

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MORE DETAILS

Property ID	1J2DF9U
Property Type	House
House Size	91 m2
Land Area	249 m2
EER	5

Olivia Schultz 0415 366 287

Licensed Agent | Team Ryan-Hicks | olivia.schultz@ljhkipax.com.au

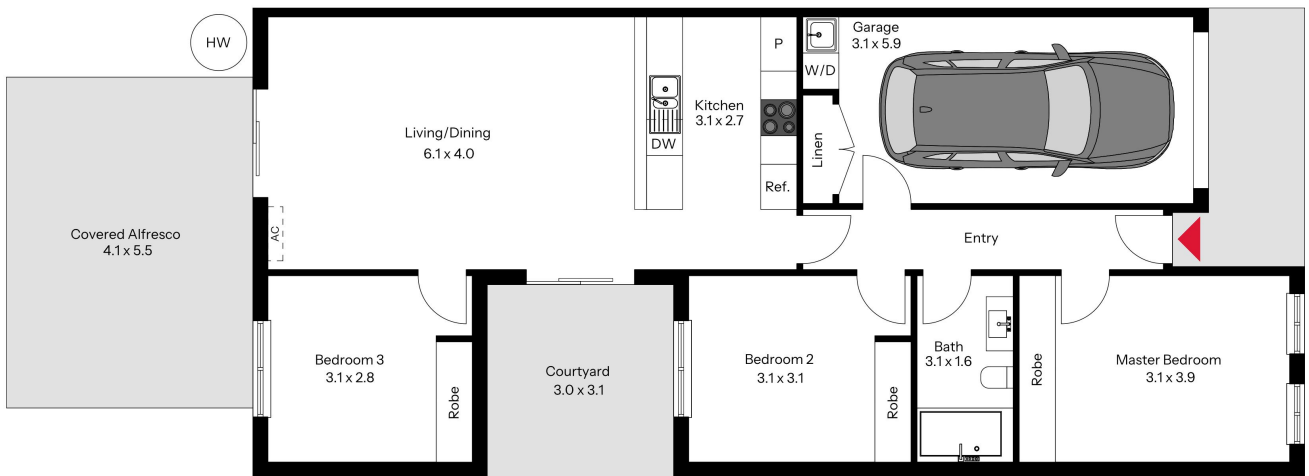
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Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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