



55 Wunderly Circuit, Macgregor

Modern Simplicity, Everyday Comfort

Auction Location: On Site

Beautifully maintained and ready to enjoy from day one, this contemporary single-level home delivers the perfect balance of comfort, practicality and low-maintenance living. Positioned in a quiet pocket of Macgregor, this is an outstanding opportunity for first home buyers and downsizers alike seeking a quality home in a convenient and growing location.

Designed with everyday living in mind, the home offers a thoughtful floorplan that combines generous living spaces with excellent functionality. A separate formal lounge at the front of the home provides a peaceful retreat, while the light-filled open plan family and dining area creates the perfect space for gathering with family and friends. Overlooking the rear entertaining area, the kitchen is well equipped with quality Fisher & Paykel appliances, a Bosch dishwasher, generous bench space and ample storage, making everyday cooking and entertaining effortless.

Accommodation includes three well-proportioned bedrooms, each complete with built-in robes and ceiling fans in two. The spacious

3 2 2

FOR SALE
\$829,000+

VIEW
Sat 25th Jul @ 10:00AM - 10:30AM

AGENTS
Jane Macken
0408 662 119
jane.macken@ljhwodenweston.com.au

Emma Irwin
04224 15008
emma.irwin@ljhwodenweston.com.au

AGENCY
LJ Hooker Woden | Weston
(02) 6288 8888

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.

LJ Hooker

master suite enjoys the privacy of its own walk-in robe and modern ensuite, while the remaining bedrooms are serviced by a centrally located bathroom with a bath, shower and separate WC.

Sliding doors extend the living outdoors to a generous covered alfresco, creating an inviting space for year-round entertaining. The secure backyard offers a level lawn for children or pets to enjoy, complemented by established, low-maintenance landscaping that allows more time to relax and less time maintaining the garden.

Comfort and efficiency have been carefully considered throughout, with reverse cycle heating and cooling to the main living area, solar panels, solar hot water, LED dimmable lighting and a freshly painted exterior ensuring the home is as practical as it is appealing. Completing the package is a double garage with remote entry and internal access, adding further convenience to this move-in-ready offering.

Located within easy reach of Kippax Fair Shopping Centre, Belconnen Town Centre, local cafés and restaurants, quality schools including Macgregor Primary School, and the nearby Bright Steps Academy Early Learning Centre, the home also enjoys excellent access to parks, walking paths and public transport. Offering modern comfort in a peaceful setting, this is an opportunity to secure an easy-care lifestyle in one of Belconnen's growing communities.

Features:

- Beautifully maintained, single-level home
- Ideal for first home buyers, downsizers or investors
- Separate formal lounge
- Spacious open plan family and dining area
- Well-appointed kitchen with generous storage and bench space, electric oven & cooktop plus dishwasher
- Three bedrooms, all with built-in robes and two with ceiling fans
- Spacious master bedroom with walk in robe and ensuite
- Reverse cycle heating and cooling to the living area
- Large covered alfresco entertaining area
- Secure, level backyard with low-maintenance landscaping
- Double garage with remote access and internal entry
- Solar panels & solar hot water
- LED dimmable lighting throughout
- Roller blinds with additional privacy blind to the front living room
- Freshly painted exterior
- Quiet, convenient location close to Kippax Fair, Belconnen Town Centre, schools, childcare, parks and public transport

Land size: 467m² (approx.)

Living size: 118m² (approx.)

Land value: \$432,000 (2025)

Rates: \$2,866 p.a (approx.)

Land tax: \$4,825 p.a (approx.) (only if rented)

Construction: 2009

EER: 5 stars



MORE DETAILS

Property ID	JZPH5W
Property Type	House
Land Area	467 m2
EER	5

Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |
jane.macken@ljhwodenweston.com.au

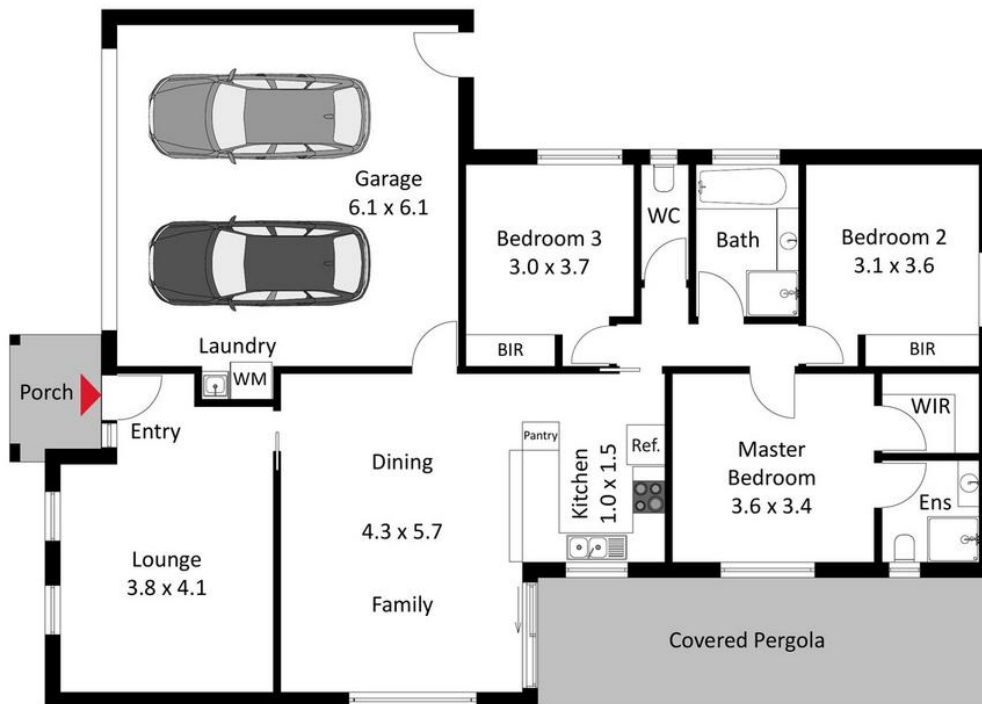
Emma Irwin 0422415008

Sales Consultant to Jane Macken |
emma.irwin@ljhwodenweston.com.au

LJ Hooker Woden | Weston (02) 6288 8888

23 Brierly Street, WESTON CREEK ACT 2611
westoncreek.ljhooker.com.au | reception@ljhwodenweston.com.au





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.

55 Wunderly Circuit, Macgregor