



58 Hollows Circuit, Macgregor

Quiet Street, Open Views, Modern Living

Set in a quiet, leafy street in the heart of Macgregor, this well-presented three bedroom, two bathroom, single level home enjoys a rare outlook across green horse paddocks, offering a peaceful and open aspect rarely found in suburban living.

Inside, the home features a light filled open plan living, dining and kitchen area designed for both comfort and functionality. The modern kitchen is finished with contemporary materials and provides ample bench space and storage while remaining seamlessly connected to the main living zones, ideal for everyday living and entertaining alike.

The open layout flows effortlessly to the outdoors, where a generous rear deck creates a fantastic extension of the living space. Perfect for entertaining, relaxing with family, or enjoying quiet evenings outdoors, the deck overlooks the backyard and provides a private, low-maintenance setting to enjoy Canberra's seasons.

All three bedrooms are well proportioned, with the home offering the convenience of two modern bathrooms and a practical single-level design that suits families, downsizers and professionals. The modern finishes throughout give the home a fresh, move-in-ready feel,

3  2  1 

FOR SALE
Offers Over \$815,000

VIEW
By Appointment

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

combining style with everyday practicality.

Located in a family-friendly pocket of Macgregor, the home is surrounded by parks, walking and cycling paths, and open green spaces, while remaining just minutes from Kippax Fair Shopping Centre, local schools, public transport and major arterial roads to Belconnen Town Centre and the Canberra CBD.

Offering a balance of modern living, peaceful surroundings and everyday convenience, this home presents an excellent opportunity to secure a quality property in one of West Belconnen's most appealing suburbs.

Features:

- Three well-proportioned bedrooms
- Two modern bathrooms
- Single level design offering easy, low-maintenance living
- Light filled open-plan living, dining and kitchen area
- Contemporary kitchen with modern finishes and ample storage
- Ventus system
- Reverse cycle split system and gas wall heater
- Seamless indoor-outdoor flow to a generous rear entertaining deck
- Private, low maintenance backyard

Location & Lifestyle:

- " Positioned on a 360 m² block
- Quiet, family-friendly street
- Frontage with peaceful views across green horse paddocks
- Surrounded by parks, walking and cycling paths
- Close to nature reserves and open green spaces
- Minutes to Kippax Fair Shopping Centre, cafés and essential services
- Convenient access to local schools and childcare
- Easy access to public transport and major arterial roads
- Short drive to Belconnen Town Centre and Canberra CBD

Internal Living Size: 118m²

Block Size: 360m²

Rates: \$2,846.19 p.a (Approx.)

Land Tax: \$4,766.20 p.a (Approx.)

MORE DETAILS

Property ID	2EUHFHK
Property Type	House
EER	5.5
Including	Ensuite

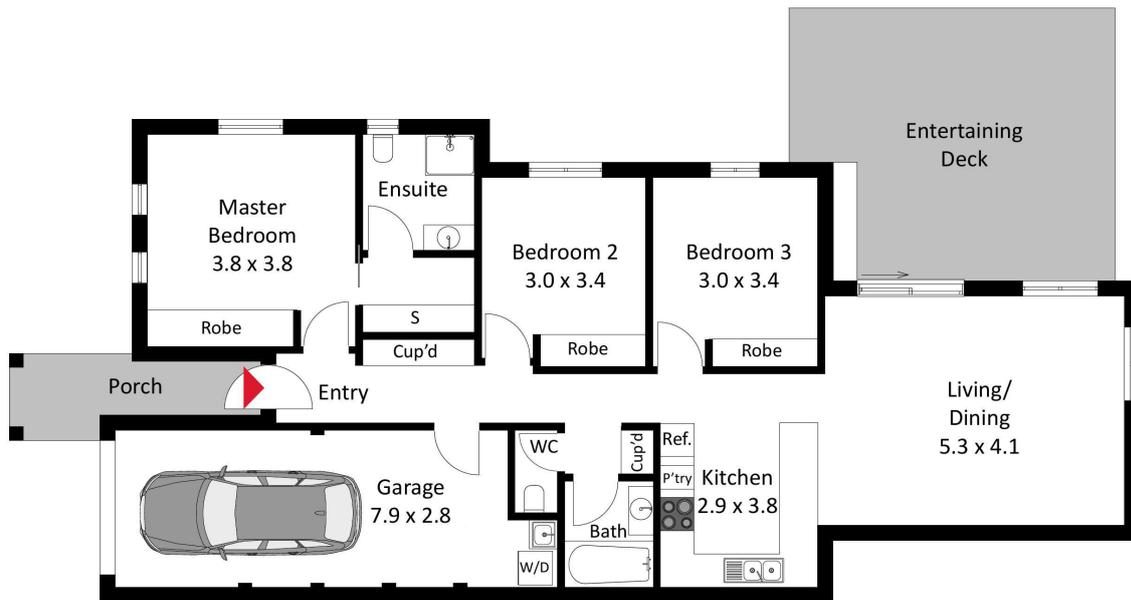
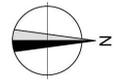
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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