



6 Bowden Crescent, Macgregor

## Commanding Presence, Incredible Outlook




### FIND.

Commanding an elevated position on the high side of Bowden Crescent, this tranquil family home welcomes you with sundrenched living and sweeping outlooks across the district. Set on a generous 837sqm (approx.) private block, this home takes full advantage of its position, space and quiet setting.

### LOVE.

Step inside to be welcomed by a large open plan lounge and dining room, both flooded with natural light and framed by those impressive, elevated views. The spacious kitchen offers abundant bench and cupboard space and is equipped with a large 5 burner gas cooktop, electric oven and a double drawer dishwasher, flowing effortlessly into the adjoining family room.

Entertain friends and family on the expansive timber deck now enhanced by a privacy screen to create an attractive and secluded outdoor space overlooking the established garden. Other recent enhancements to the property include efficient 6.5kW of solar power to save on heating and cooling bills; new curtains and sheers throughout, a new modern laundry boasting ample storage with soft

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### FOR SALE

\$915,000+

### AGENTS

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### AGENCY

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 **LJ Hooker**

close doors. The huge and very private master bedroom/retreat is now thoughtfully separated from the garage with an insulated internal wall, new carpet, a ceiling fan, a large modern organised wardrobe, a linen/book cupboard and modern hardware in the ensuite - all adding to the quiet relaxation available in this lovely home.

Another standout feature of the home is the flexibility of the floorplan. The downstairs master bedroom (Bed 1) has both internal and external access, ideal as a parents retreat or for guests, teenagers, a home office or for multigenerational living. All bedrooms are large with built-in robes and can accommodate a desk and/or other furniture as required.

#### LIVE.

Offering a perfect balance of lifestyle and convenience, Macgregor is prized for its family-friendly atmosphere, and easy access to schools, shops and Belconnen Town Centre. This elevated position not only delivers breathtaking views but also places you close to parks, walking trails and local amenities, while still enjoying the peace and privacy of a well-established neighbourhood. A home of this scale, on a block of this size, with views this impressive, is a rare offering and is sure to attract buyers seeking space without compromise.

#### ABOUT THE AREA

##### Local Transport:

- Easy access to major arterial roads
- Public transport connections to Belconnen Town Centre and the City

##### Shopping & Dining:

- Kippax Fair Shopping Centre
- Charnwood Shops
- Belconnen Town Centre
- Local cafés and dining options

##### Schools:

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

#### WHAT THE OWNER LOVES:

Within a few minutes, walks and cycle-ways are a highlight, particularly Goodwin Hill with Brindabella views and Umbagog Nature park along Ginninderra Creek. Relaxing and entertaining on the deck or in the other garden spaces with views are a favourite as is watching the sunset over Belconnen from the lounge or dining table. The northern aspect letting the winter sun stream into the lounge dining area is a treat.

#### OVERVIEW:

- 4 bedrooms, all with built-in robes
- 2 bathrooms (including master bedroom ensuite)
- Single garage with internal access plus large carport
- Master Bedroom (bedroom 1) has internal access via the central staircase as well as its own external access
- New carpet to Master bedroom (bedroom 1) and stairwell
- Slate flooring in the kitchen and family room, then timber-look flooring and carpet featuring throughout
- Split system heating and cooling
- 6.5kW solar system
- Smeg Gas cooktop and electric oven
- Fisher & Paykel double drawer dishwasher
- Gas hot water system
- New laundry with large bench and extensive cupboard space including overheads
- Expansive timber deck with privacy screen
- Fantastic entertaining area
- Garage with built-in rear workbench

- Secure fenced off backyard with gated access from 2 sides
- Positioned on the high side of Bowden Crescent

#### SIZE / RATES:

Block Size: 837sqm approx.

Living Size: 159sqm approx.

Garage Size: 36.95sqm approx.

Carport Size: 34.71sqm approx.

Build Size: 231sqm approx.

EER: 1

Year Built: 1974

UV: \$531,000 (2025)

Rates: \$2,556 p.a. approx.

Land Tax (if rented): \$6,306 p.a. approx.

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#### MORE DETAILS

Property ID	1HYQF9U
Property Type	House
House Size	230 m2
Land Area	837 m2
EER	1
Including	Air Conditioning Dishwasher Built-in-Robes

#### Eoin Ryan-Hicks 0424 042 419

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |  
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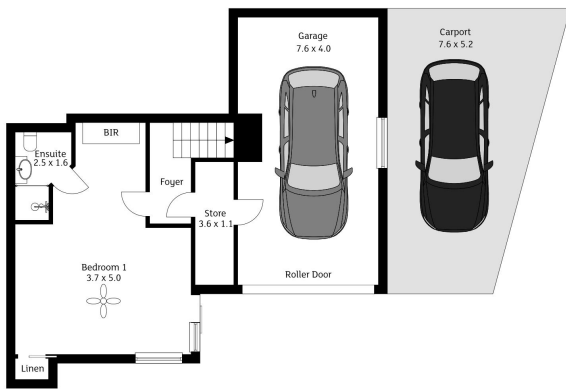
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Ground Floor



First Floor

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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