



6 Bowden Crescent, Macgregor

## Commanding Presence, Incredible Outlook

- Room Auction | LJ Hooker Canberra City | Wednesday the 11th of February at 6pm

### FIND.

Commanding an elevated position on the high side of Bowden Crescent, this substantial family home makes an immediate impression with its strong street presence and expansive proportions. Set on a generous 837sqm (approx.) block, the home captures sweeping outlooks across the district, stretching all the way to Telstra Tower. From the moment you ascend the front steps and step onto the sun-drenched landing, it's clear this is a home designed to take full advantage of its position, space and views.

### LOVE.

Step inside to be welcomed by a large formal 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 gas cooking and a Fisher & Paykel double drawer dishwasher, flowing effortlessly into the adjoining family room. From here, watch the kids play across the landscaped rear grounds or entertain friends and family on the

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### AUCTION

Wed 11th Feb @ 6:00PM

### VIEW

Sat 24th Jan @ 12:15PM - 12:45PM

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.



expansive timber deck, now enhanced by a private deck screen to create a secluded and comfortable outdoor retreat. A standout feature of the home is the flexibility of the floorplan. Bedroom one is thoughtfully separated from the garage, accessed internally via the central staircase and also enjoying its own external access, ideal for guests, teenagers, a home office or multigenerational living. This retreat is further enhanced by new carpet, a large modern organised robe and excellent privacy. Slate flooring in the kitchen and family room, then timber-look flooring and carpet featuring throughout the remainder of the home, complemented by split system heating and cooling and a 6.5kW solar system for year-round comfort and efficiency.

#### LIVE.

Offering the 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
- 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 Gininderra 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
- Single garage with internal access plus carport
- Bedroom one separated from the garage with internal access via the central staircase & it's own external access
- New carpet to bedroom one 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
- Gas cooktop
- Fisher & Paykel double drawer dishwasher
- Gas hotwater system
- New laundry with large bench and extensive cupboard space including overheads
- Expansive timber deck with private screen
- Fantastic entertaining area
- Garage with built-in rear workbench



- Secure fenced off backyard
- 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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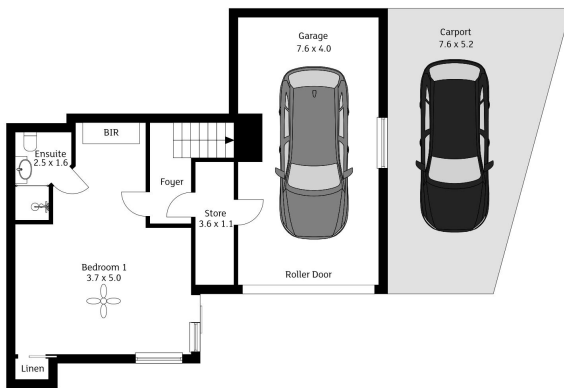
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Ground Floor



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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