



6 Dagmar Berne Street, Macgregor

## Your Next Move Made Easy




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

### FIND.

Quietly positioned in a peaceful, family-friendly street within the heart of Macgregor, this well-presented 3 bedroom, 1 bath with separate WC, 1 car garage home offers a practical and flowing floorplan designed for effortless everyday living. Built in 2008 and thoughtfully maintained, the home enjoys a sense of privacy while remaining conveniently close to local parks, schools, Kippax Fair Shopping Centre and Belconnen Town Centre. With a bus connection through the suburb this home is ideal for first-home buyers, downsizers or investors, this is a home that balances comfort, functionality and location.

### LOVE.

Step inside to discover a light-filled interior with fantastic flow between living, dining and kitchen zones. The north-facing aspect fills the home with an abundance of natural light. Freshly painted throughout and complemented by brand-new carpet, the home feels immediately welcoming and move-in ready. The kitchen is equipped with electric cooking & a dishwasher, connecting seamlessly to the living spaces, making it perfect for both relaxed evenings and entertaining. Year-

3  1  1 

**FOR SALE**  
Auction

### AGENTS

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### AGENCY

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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**

round comfort is assured with gas heating and split system heating and cooling, while solar hot water adds an energy-efficient touch.

#### LIVE.

Enjoy the ease of living in one of Belconnen's most community-focused suburbs. With walking trails, playgrounds and reserves nearby, Macgregor offers an active lifestyle while still providing quick access to local shops. Whether you're commuting, raising a family or looking for a low-maintenance home base, this location delivers everyday convenience with a relaxed suburban feel.

#### 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
- Belconnen Town Centre
- Local cafés and takeaway options

##### Schools:

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

#### OVERVIEW:

- 3 bedrooms, all with built-in robes & double built-in-robe in bedroom 1
- 1 bathroom with separate WC
- Single car garage with internal access & remote control door
- Side access to rear yard
- Gas heating
- Split system heating and cooling
- Electric cooking & dishwasher
- Solar hot water
- Freshly painted throughout
- Brand-new carpet
- Built in 2008

#### SIZE / RATES:

Block Size: 300sqm approx.

Living Area: 102sqm approx.

Garage Size: 22.32m<sup>2</sup>; approx.

EER: 5.5

Rental Appraisal: \$600-\$620 per week

Rates: \$2,586 p.a. approx.

Land Tax: \$4,020 p.a. approx.

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## MORE DETAILS

Property ID 1HYYF9U  
Property Type House  
House Size 102 m2  
Land Area 300 m2  
EER 5.5

### **Eoin Ryan-Hicks 0424 042 419**

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |  
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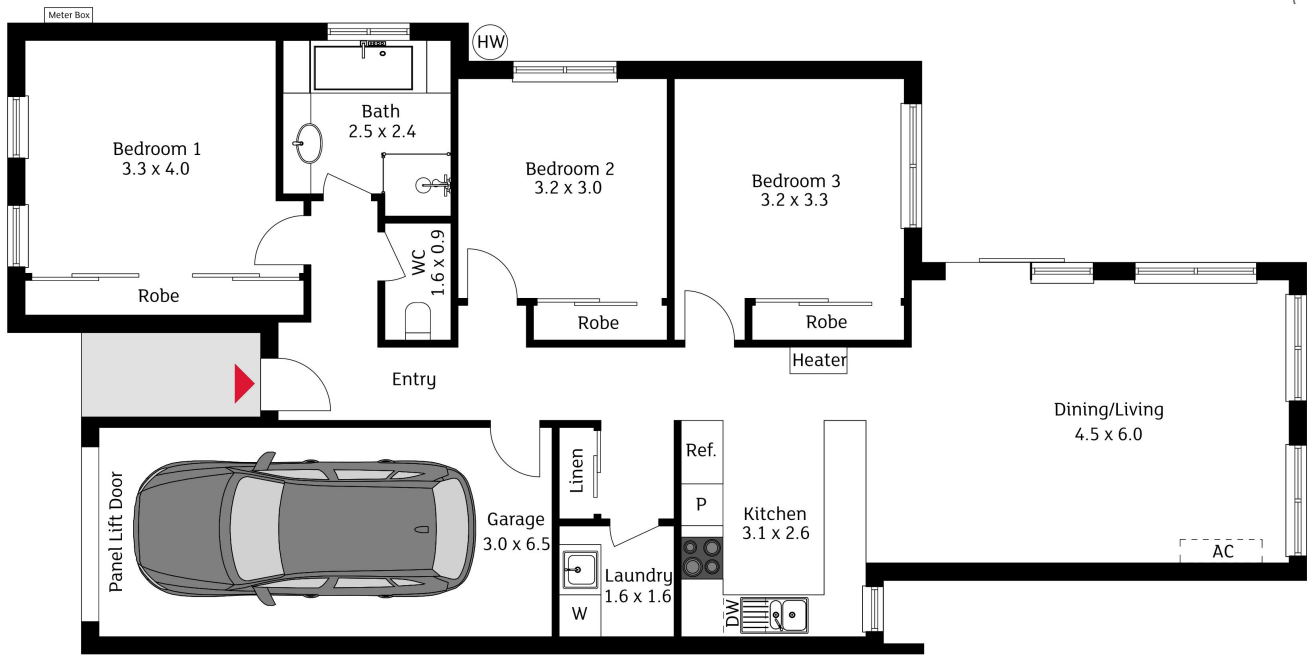
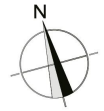
### **Olivia Schultz 0415 366 287**

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### **LJ Hooker Kippax (02) 6255 3888**

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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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