



8 Holland Street, Macgregor

A Home Where Every Season Feels Just Right

A home designed for living, growing and creating memories, set on a generous 784m² block with space to breathe and room to dream and offering 170m² of internal living.

From the moment you arrive, this split-level four-bedroom residence invites you in with warmth and character. Exposed timber beams and elegant plantation shutters frame the home, allowing soft natural light to flow through each space. A practical mudroom greets you at the door, perfect for winter coats or those muddy football boots.

The front living room offers a cosy retreat and features a striking stained-glass window, a wood fireplace and BEAUTIFUL mountain views, ideal for relaxed evenings or quiet weekend mornings. Timber-accented doors guide you through to the heart of the home, a recently renovated kitchen that blends style and function and includes a five-burner gas cooktop, marble detailing and plenty of room to gather, cook and connect.

With two separate living areas, this home easily caters to both entertaining and retreating. On the upper level, a dedicated study provides a calm space for working from home, while tiled flooring

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FOR SALE
Auction

AGENTS

Hannah Green
0422 381 055
hannah.green@ljkippax.com.au

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0422 381 055
hannah.green@ljkippax.com.au

AGENCY

LJ Hooker Kippax
(02) 6255 3888

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

flows throughout the home. Central gas heating and ceiling fans in the living spaces make you enjoy comfort through every season.

The spacious master bedroom is a true sanctuary and includes a timber built-in wardrobe and a dashing brand-new ensuite (finished in 2025). Three additional well-sized bedrooms are filled with light and framed by classic plantation shutters, creating plenty of comfortable spaces. A separate laundry with external access adds everyday ease, while the double enclosed garage provides secure parking and storage.

Enjoy a fully covered courtyard and a pergola sets the scene for long lunches and sunset drinks. A separate hobby room invites creativity, whether you envision a gym, studio, workshop or something entirely your own. Beyond, a large, grassed yard gives kids room to play and explore and leads to an enchanting garden gazebo, the perfect spot for summer BBQs, outdoor movie nights or a picture perfect candlelit dinners under the stars in your own backyard.

This is more than just a house. It is a place where seasons are celebrated, stories unfold and life feels beautifully balanced.

LOCATION

Enjoy a lifestyle of everyday convenience with Kippax Fair Shopping Centre just a 5-minute drive away and the major retail, dining, and entertainment hub of Westfield Belconnen only 8 minutes from home. Families will love the short walk to Macgregor Primary School (P-6), while Macgregor Oval is also moments away, hosting local sporting teams and community activities all year round.

BREIF

- 4 bedroom, 2 bathroom, double enclosed garage
- 784m2 block, 170m2 internal
- Split level design, 2 living spaces
- Brand new renovated ensuite
- Sweeping mountain views
- Central spacious main bathroom with separate toilet
- Exposed slanted timber roofing throughout
- Plantation shutters throughout
- Recently renovated kitchen
- Study and hobby room
- Mudroom at entry
- Grassed space, garden gazebo, outdoor courtyard with pergola
- Separate laundry with external access
- Gas wood fireplace
- Tiled throughout with carpet in 3 bedrooms
- Central gas heating plus ceiling fans in the living areas

Rates: \$3,077 p.a approx.

Land Tax: \$5,426 p.a approx.

EER: 1

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EER 

MORE DETAILS

Property ID 1HYSF9U
Property Type House
House Size 170 m2
Land Area 784 m2
EER 1

Hannah Green 0422 381 055

Licensed Agent ACT & NSW | hannah.green@ljhkipax.com.au

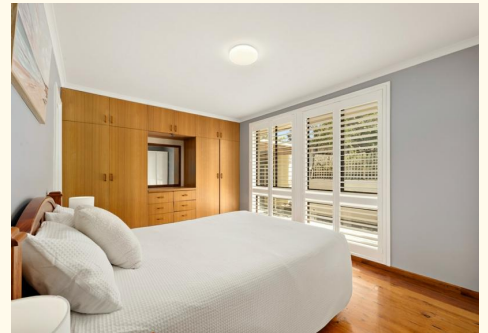
Hannah Green 0422 381 055

Licensed Agent ACT & NSW | hannah.green@ljhkipax.com.au

LJ Hooker Kippax (02) 6255 3888

Cnr Luke Street & Hardwick Crescent, HOLT ACT 2615

kippax.ljhooker.com.au | kippax@ljhooker.com.au



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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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