



## Macgregor, 9 Clubbe Crescent

Step Back in Time To A True 70s Gem

**FIND.** Nestled in the heart of Macgregor, this charming retro-style home offers a unique blend of character and modern convenience. Positioned on a spacious corner block, this property provides ample space for families, entertainers, and those who appreciate a touch of 70s charm. With two driveways, a generous backyard, and multiple living areas, this home is designed for comfort and functionality.

**LOVE.** Thoughtfully designed to accommodate a growing family, this home features two separate living areas, a large kitchen with abundant storage, and a dedicated dining space. The spacious rumpus room provides versatility for a home office, playroom, or additional entertainment space. The deck and shaded pergola offer the perfect setting for outdoor gatherings, while the fully fenced backyard ensures privacy and security. Additional features include a storage shed, workbench, and a double car garage for added convenience.

3

1

2

**For Sale**

\$730,000-\$780,000

**View**

[ljhooker.com.au/1HKWF9U](http://ljhooker.com.au/1HKWF9U)

**Contact**

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**EER**



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LIVE. Located in a peaceful and family-friendly neighbourhood, this home offers easy access to local parks, schools, and shopping centres. The split-system heating and cooling ensure year-round comfort, while the home's retro aesthetic adds a touch of warmth and personality. Whether you're relaxing in one of the two spacious living areas or enjoying the outdoor spaces, this property delivers a fantastic lifestyle.

#### ABOUT THE AREA

##### Local Transport:

- Convenient bus routes to the City CBD
- Easy access to main roads and transport links

##### Shopping & Dining:

- Kippax Fair Shopping Centre
- Charnwood shops
- Westfield Belconnen

##### Schools:

- Macgregor Primary School
- Kingsford Smith School
- Melba Copland Secondary School

#### WHAT THE OWNER LOVES:

- We love the spacious layout with multiple living areas, offering plenty of room for the family to spread out.
- The backyard is perfect for kids, pets, and entertaining, with a great deck and shaded pergola.
- The retro charm combined with modern conveniences makes this home truly unique and special.

#### OVERVIEW:

- 3 bedrooms, all with built-in robes
- 1 bathroom
- Double car garage
- 2 separate living areas
- Large kitchen with ample storage
- Rumpus room
- Split-system heating and cooling
- Deck with shaded pergola
- Large, fenced backyard
- Storage shed with workbench
- Two driveways
- Spacious corner block

#### RATES/SIZE:

Land: 861sqm

Living: 109sqm

Rates: \$3,180 p.a. approx.

Land Tax: \$5,863 p.a. approx.

EER: 1.0

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## More About this Property

Property ID	1HKWF9U
Property Type	House
House Size	109 m2
Land Area	861 m2
EER	1

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

9 Clubbe Crescent, Macgregor

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