



Macgregor, 22/85 Macfarlane Burnet Avenue

Your Serene Sanctuary Awaits

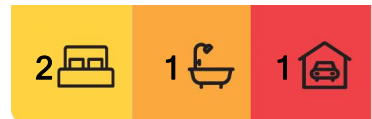
Set in a tranquil parkland pocket, 22/85 Macfarlane Burnet Avenue offers the perfect blend of comfort and convenience. This beautifully maintained two-bedroom, single bathroom home is ideal for professionals, downsizers, or young families seeking a low-maintenance lifestyle in a peaceful setting.

The single-level design features light-filled open-plan living and dining areas, complemented by a modern kitchen equipped with ample storage, a dishwasher, and an updated electric cooktop. Stay comfortable year-round with split-system air conditioning, and climate control film on all windows.

The main bedroom offers a quiet retreat with a walk-in robe, while the second bedroom overlooks the private courtyard and includes a built-in robe. Outside, the north-facing courtyard is a lush, sunlit escape, complete with an electric awning-perfect for relaxing or



Disclaimer: 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.



For Sale
Sale by Negotiation

View
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EER ★★★★★

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entertaining.

Practical features include a single garage with an automatic door, internal access, and extra storage. Crimsafe screens add security, while low body corporate fees enhance the appeal. Located opposite a leafy reserve & just minutes from parks, schools, transport, and Kippax Fair, this home combines peace with practicality.

Features:

- 86sqm of living
- 19sqm of garaging
- Electric cooking
- Split System Heating/Cooling
- Low Body Corporate Fees
- North-Facing Courtyard with Electric Awning

Rates: \$2,469 p.a. approx.

Land tax: \$3,427 p.a. approx.

Body corp: \$375 p.q. approx.

EER: 6.0

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More About this Property

Property ID	1HH9F9U
Property Type	House
House Size	87 m2
EER	6
Including	Built-in-Robes

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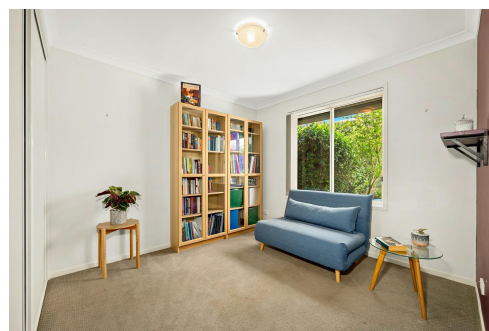
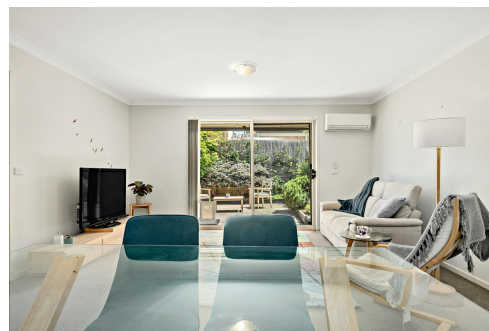
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not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

22/85 Macfarlane Burnet Avenue, Macgregor

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