



11/95 Eccles Circuit, Macgregor

Perfect Position, Eco-Smart Design

FIND.

Tucked away in a peaceful, community-minded complex, this beautifully updated single-level townhouse delivers effortless living in a private, leafy setting. Positioned at the quiet end of Eccles Circuit and backing directly onto a tranquil reserve, this home offers the perfect blend of serenity and convenience. Only moments from Kippax Fair, schools and walking paths, it's an ideal haven for downsizers, first home buyers and investors seeking comfort, quality and low-maintenance living.

LOVE.

Step inside and immediately feel the warmth of a thoughtfully designed layout, enhanced by stylish upgrades throughout. The home features new hybrid timber flooring and plush carpet, plantation shutters, and a spacious open-plan living area that flows seamlessly out to a covered deck overlooking the reserve. The well-appointed kitchen and stunning open laundry add both practicality and charm, while the split-system heating and cooling ensures year-round comfort. With a peaceful backdrop, generous storage solutions including two storage cages, and a sun-filled greenhouse for garden lovers, this home is truly easy to love.

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FOR SALE

Sale by Negotiation

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

LIVE.

Enjoy the ultimate low-maintenance lifestyle in a location that puts everything within reach. Walk to local parks, bus stops and nature trails, or take a short drive to the bustling Kippax shopping precinct and the Belconnen Town Centre. Offering single-level ease, modern interiors, outdoor entertaining space, and a serene setting backing onto greenery, this is a home where everyday living becomes effortless.

ABOUT THE AREA

Local Transport:

- Bus routes to Belconnen and the City
- Easy access to major arterial roads

Shopping & Dining:

- Kippax Fair Shopping Centre
- Belconnen Westfield
- Local cafés and eateries

Schools:

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

WHAT THE OWNER LOVES:

"We have enjoyed the peaceful outlook, convenient location and the benefits of energy efficiency."

OVERVIEW:

- 2 spacious bedrooms both with built-in-robos
- Well-appointed, large bathroom
- Single car garage
- Plantation shutters throughout
- New hybrid timber flooring & plush carpet
- Split-system heating and cooling
- Deck and pergola overlooking reserve
- Greenhouse
- 2 storage cages
- 5.5kW solar panels
- Solar Star 1600 Roof Ventilation
- Heat pump hot water system
- 3 Solartube skylights - 2 including solar night light in bathroom and laundry
- Loft ladder access above garage for extra storage

SIZE/RATES:

Living Size: 82m² approx.

Garage/Laundry: 22m² approx.

Build Size: 104m² approx.

Block Size: 181m² approx.

EER: 6.0

Year Built: 2009

Body Corporate: \$2,272 p.a approx.

Rates: \$2,652 p.a approx.

Land Tax: \$3,671 p.a approx.

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MORE DETAILS

Property ID 1HXTF9U
Property Type Townhouse
House Size 104 m2
EER 6

Eoin Ryan-Hicks 0424 042 419

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |
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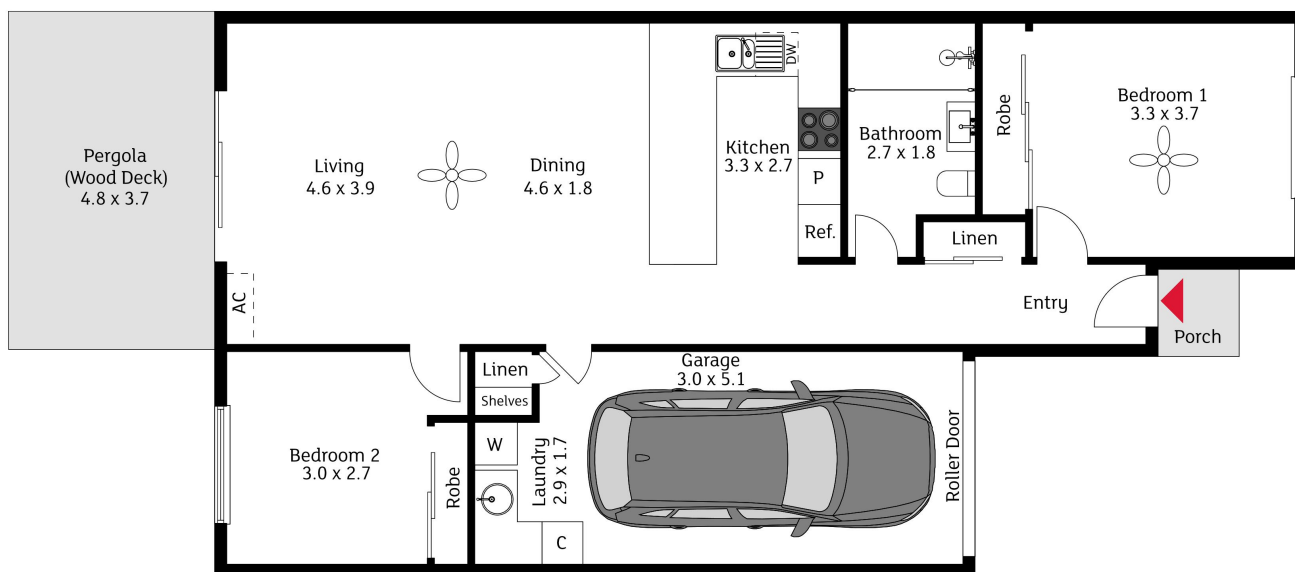
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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