



Macgregor, 4/43 Kirkland Circuit

Kick Back on Kirkland: The Perfect Place to Settle in

IN-ROOM AUCTION 23RD OCT 2024 AT 5:30PM | LOCATION: COCO REPUBLIC SHOWROOM, CANBERRA CITY

Tucked away in the desirable suburb of Macgregor, 4/43 Kirkland Circuit is a charming 2-bedroom townhouse, perfect for first-home buyers, downsizers, and investors. With local parks and public transport nearby, convenience is at your doorstep.

Step inside to find the sun-soaked open-plan living area that flows seamlessly into a well-sized kitchen, equipped with electric cooking and generous storage. The spacious master bedroom, with its fresh new carpet and built-in robes, welcomes you with a sense of comfort. The thoughtfully designed floorplan offers privacy, with the second bedroom set apart, while a well-appointed bathroom completes the layout.

The low-maintenance, partially-fenced courtyard offers a private sanctuary, ideal for

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For Sale
Auction

View
ljhooker.com.au/1HDBF9U

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EER ★★★★★

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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.

outdoor entertaining or quiet relaxation. Electric heating ensures warmth in the cooler months, while additional features include a dedicated laundry and a single carport.

This home is a perfect blend of lifestyle and convenience, ready for you to make it your own.

Features:

- 2 bedrooms with built-in-rob
- Open-plan living, kitchen and dining
- Fireplace in living room
- Electric cooking and ample cupboard space
- Main bathroom with separate toilet
- Electric heating
- Fully fenced, low-maintenance courtyard
- Single carport

Rates: \$2,690 p.a. approx.

Land tax: \$3,747 p.a. approx.

Body corp: \$775 p.q. approx.

EER: 2.5

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More About this Property

Property ID	1HDBF9U
Property Type	Townhouse
House Size	122 m ²
EER	2.5

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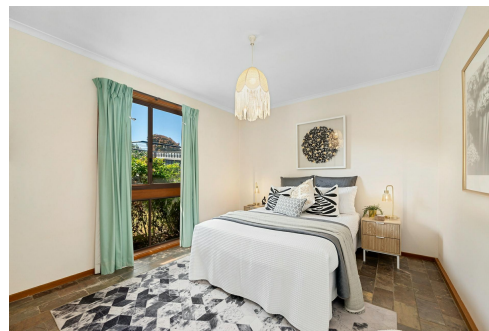
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