



6/204 Macfarlane Burnet Avenue, Macgregor

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## Modern Comfort. Zero Hassle.

**FOR SALE**  
\$630,000-\$680,000

### FIND.

Tucked away in a peaceful pocket of Macgregor, this single-level home offers comfort, low-maintenance living, and exceptional convenience. Positioned within a quiet complex, this residence is the ideal retreat for first home buyers, downsizers, or professional couples seeking an easy-care lifestyle with everything close at hand. With effortless access to walking paths, local playgrounds, and nearby Kippax shopping precinct, this location places all essentials within moments of your door.

### AGENTS

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Olivia Schultz  
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### LOVE.

Beautifully presented and designed for practical everyday living, the open-plan layout connects the kitchen, dining, and living areas into one bright and functional space. Both bedrooms include built-in robes, while the spacious bathroom with separate toilet enhances comfort and convenience. A private, low-maintenance courtyard creates the perfect space for outdoor dining, relaxing, or entertaining. With gas cooking, a gas wall heater, and internal access from the garage, this home offers ease, warmth, and simplicity.

### AGENCY

LJ Hooker Kippax  
(02) 6255 3888

### LIVE.

Set within a well-kept complex and surrounded by established local amenities, this home ensures a lifestyle of convenience. Enjoy close

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

proximity to Kippax Fair Shopping Centre, local cafes, and scenic walking trails. With effortless access to major arterial roads, commuting into Belconnen and the City is straightforward and stress-free. Whether you're entering the market, simplifying your lifestyle, or looking for an investment, this residence delivers comfort and practicality in one appealing package.

#### ABOUT THE AREA

Local Transport:

- Easy access to arterial roads

Shopping & Dining:

- Kippax Shopping Centre
- Local cafes, restaurants, and everyday conveniences
- Short drive to Belconnen Town Centre

Schools & Community:

- Macgregor Primary School
- Kingsford Smith School
- Nearby parks & recreational paths

OVERVIEW:

- 2 bedrooms, both with built-in robes
- 1 large bathroom with separate toilet
- 1 car garage with internal access
- Open-plan living and kitchen
- Gas cooking
- Gas wall heater
- Single-level design
- Low-maintenance courtyard

RATES / SIZE:

Build Size: 105.03sqm approx.

Living Size: 83.27 sqm approx.

Garage Size: 21.76 sqm approx.

EER: 6.0

Body Corporate: \$515 p.q approx.

Rates: \$2,670 p.a approx.

Land Tax: \$3,638 p.a approx.

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#### MORE DETAILS

Property ID	1HXRF9U
Property Type	Townhouse
House Size	105 m2
EER	6

**Eoin Ryan-Hicks 0424 042 419**

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |

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**Olivia Schultz 0415 366 287**

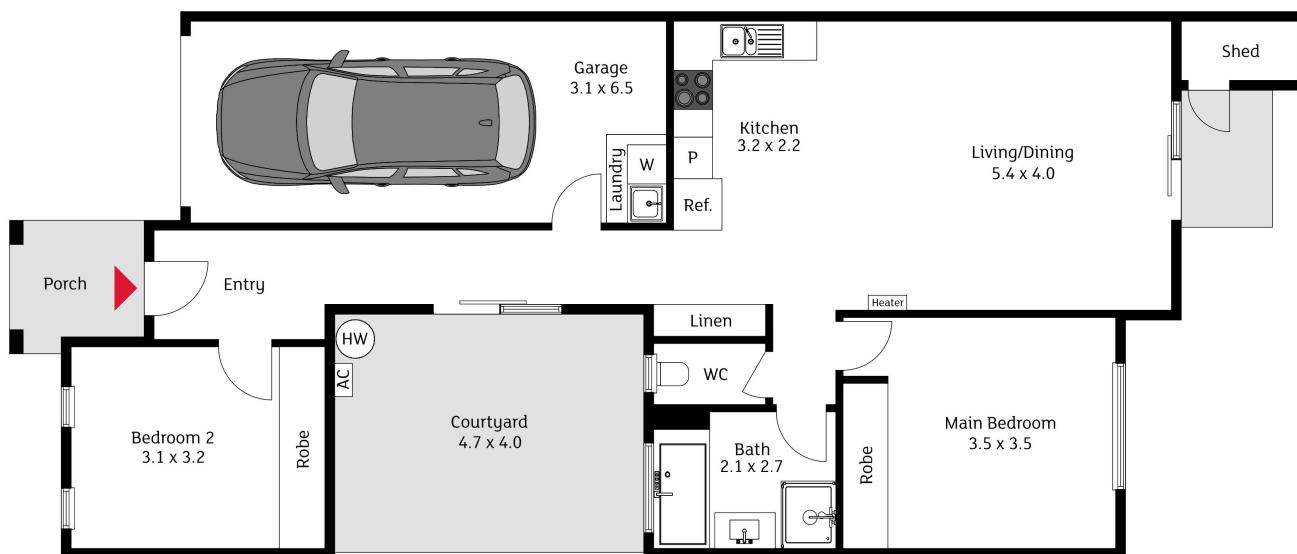
Licensed Agent | Team Ryan-Hicks | olivia.schultz@ljhooker.com.au

**LJ Hooker Kippax (02) 6255 3888**

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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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