



Macquarie, 88 Lachlan Street

Loads of Potential in Such a Good Spot!

Auction Location: In Room | LJ Hooker Canberra City Auction HQ

For over 50 years this home has been so very loved by its past owners with cheerful memories flowing through those hallways. Now we present a unique opportunity for those seeking a property brimming with potential. Boasting a strategic position set back from the street, on 833sqm of RZ2 land, enjoy a rare sense of privacy, shielding you from the road and enhancing your daily living experience.

The kitchen, fitted with electric cooking and oven. Enjoy the large front living area, as well as a secondary living and dining space which could be easily made into open plan living with the removal of a single wall.

There are 4-bedrooms, the main with an ensuite, and a central bathroom with separate toilet, providing a solid foundation for your creative vision. Imagine the feeling of



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.

SOLD

4

2

2

For Sale
Auction

View
ljhooker.com.au/1H0MF9U

Contact
Hannah Green
0422 381 055
hannah.green@ljhooker.com.au

EER



LJ Hooker Kippax
(02) 6255 3888

accomplishment as you breathe new life into this diamond in the rough, customising it to suit your unique taste and lifestyle.

Situated on a flat backyard with established trees, this property offers a private oasis where you can escape the hustle and bustle of everyday life. The mature trees provide shade and tranquillity, creating a serene ambiance that complements your future outdoor retreat.

One of the standout features of this property is that the floor plan is so easily adaptable or could be a rebuild in the future. A tandem carport ensures your vehicles are sheltered from the elements, providing convenience and peace of mind.

Conveniently located in the vibrant Macquarie - In fact, directly across from the Macquarie shops where some local favourites are Cosy T's Cafe and Kinh Do Vietnamese restaurant. The suburb offers a plethora of outdoor activities, from walking with the kids to nearby parks, ovals, and bike rides around Lake Ginninderra to exploring Mt. Painter and the shady Cork Oak Forrest.

Summer weekends can be spent with thrilling visits to Big Splash Waterpark or tranquil escapes to the Arboretum. The nearby Belconnen area provides a bustling hub for shopping and dining, featuring a variety of cafes, bars, waterfront pubs, and restaurants, while the Fresh Food Markets and Jamison centre cater to grocery and health food needs.

Features:

- Strategic position set back from the street on 833sqm of RZ2 land
- Ducted gas heating installed in 2020
- Kitchen equipped with electric cooking and oven
- Large front living area with secondary living and dining space
- 4 bedrooms including main with ensuite
- Central bathroom with separate toilet
- Easily adaptable floor plan or potential for rebuild
- Tandem carport for sheltered parking
- Directly across from Macquarie shops, offering local cafes and restaurants
- Nearby outdoor activities including parks, ovals, and bike rides
- Access to attractions such as Lake Ginninderra, Mt. Painter, and Cork Oak Forrest
- Proximity to Big Splash Waterpark and the Arboretum for summer entertainment
- Fresh Food Markets and Jamison Centre catering to grocery and health food needs

Embrace the exciting opportunity to turn this renovation project into a masterpiece that reflects your unique style and personality. With its spacious layout, generous backyard, workshop garage, and coveted privacy, 88 Lachlan Street is a blank canvas awaiting your imagination.

Rates: \$3,514 p.a. approx.

Land Tax: \$6,130 p.a. approx.

EER: 0

All information contained herein is gathered from sources we consider to be reliable.

However, we cannot guarantee or give any warranty about the information provided.

Interested parties must solely rely on their own enquiries.



LJ Hooker Kippax
(02) 6255 3888

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.

More About this Property

Property ID	1H0MF9U
Property Type	House
House Size	144 m ²
Land Area	833 m ²

Hannah Green 0422 381 055

Licensed Agent ACT & NSW | hannah.green@ljhooker.com.au

LJ Hooker Kippax (02) 6255 3888

Cnr Luke Street & Hardwick Crescent, HOLT ACT 2615
kippax.ljhooker.com.au | kippax@ljhooker.com.au



LJ Hooker Kippax
(02) 6255 3888

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.



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.

88 Lachlan Street, Macquarie

Produced by DIAKRIT