

1 Rag Holmes Street, MacGregor, ACT 2615



Sold Residential Land

Friday, 1 September 2023

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Area: 651 m²

Type: Residential Land

Contact agent

Price Guide: \$530,000 Have you been looking for land? Missing out or overpriced? Here's an opportunity to purchase a fantastic block of land that is ready for your brand-new home. This block gives you design flexibility and space to move. Builders will love it - totally flat and easily accessible. New Macgregor is a friendly neighbourhood with playgrounds and walking tracks everywhere. Within two minutes you can be talking to the cows in the neighbouring paddocks and listening to the parrots and magpies sing in the trees. Take the children and the dog to the nearby playgrounds and meet new family friends on the way. Kippax shopping precinct is only a few minutes away for your lifestyle needs including restaurants, supermarkets, medical centre, veterinarian, service stations, clubs and coffee shops. Belconnen Mall is only an additional few minutes' drive away for speciality shopping too. You'll have a myriad of schooling choices around this established area - Brindabella Christian College, Macgregor Wonderschool, Kingsford Smith Super School, Macgregor Primary and St. Francis Xavier College to name just a few options. Travelling for work to Civic, Gungahlin, Woden and Tuggeranong will be easy on the nearby arterial roads.

HOMEOWNERS Do you want to be the envy of your friends? Do you need a large home for your extended family? The possibilities are immense with this fabulous block of land. You can build a substantial single level home and still have a yard larger than most new blocks. Concept plans are available for a 30 square home with three living areas and oversized rooms to help you visualise this opportunity. Note the perfect solar orientation N/NE into the living rooms to save on energy costs. Or why not build a magnificent two-storey home to take advantage of views to the surrounding open spaces and mountains in the distance. What will you choose?

INVESTORS Build something unique on this block and you'll have enormous potential in the resale or rental market. Flip your build - house sales listings don't last long in this suburb. Or if you're in it for the longer term, rental returns are solid too. Sharon is ready for your call on 0400 485 204 and will happily introduce you to your new neighbourhood in Macgregor.

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