

**45 John James Loop, MacGregor, ACT 2615**

**House For Sale**

Wednesday, 3 April 2024



45 John James Loop, MacGregor, ACT 2615

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 464 m2**

**Type: House**



George Vlandis  
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Joy Patel  
0499912090

## Auction

Nestled on a quiet loop street and backing reserve, this light filled home is spaciouly laid out on a block of 464sqm, making it an ideal choice for any buyer. Taking full advantage of the northeast aspect, large windows flood the home with natural light. The fully equipped kitchen and open plan living look out to the courtyard and backyard. The main bedroom is segregated to the front, and features built in robes and an ensuite. While two additional bedrooms to the rear are generously proportioned with built in robes and serviced by a freshly painted common bathroom. You'll really enjoy the new flooring throughout the living and common areas, while the gas wall heating, and a garage with internal access enhance the convenience of your daily living. Located within walking distance to Macgregor primary school, and a short drive to Kippax Fair, Belconnen Westfield and Melba Copland High School, this home has it all.

- \* Nestled on quiet loop street
- \* Master bedroom with built in robe and an ensuite
- \* Two bedrooms with built in robes
- \* New floating floors through living and hallways
- \* Kitchen with ample bench space and storage
- \* Open plan living and dining area
- \* Gas wall heating
- \* 10kw solar system
- \* Freshly painted main bathroom
- \* Single garage with internal access
- \* Spacious courtyard adjacent to parkland
- \* Situated within walking distance to Macgregor Primary School, shops and within a short drive to Melba Copland High School, Kippax Fair, and Westfield Belconnen

Build: 2009 EER: 4.0 Block Size: 464sqm Living: 110.34sqm Garage: 22.24sqm Rates: \$2,476 p.a. Land Tax (Investor Only): \$3,803 p.a. CUV: \$416,000 Disclaimer: All information contained herein is gathered from external 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 and satisfy themselves in all respects.