

# 7 Hazelton Street, Macgregor, ACT, 2615

STONE

## House For Sale

Saturday, 12 October 2024

7 Hazelton Street, Macgregor, ACT, 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Contemporary family-friendly haven

A word from our sellers:

"We have cherished every moment living at 7 Hazelton Street. Nestled on a quiet street, our home offers the perfect blend of tranquility and convenience-just a quick 5-minute drive to the shops and an easy commute to the city. Our children have spent countless joyful hours playing in the spacious backyard, creating memories we will treasure forever. Whenever we traveled, we always looked forward to coming back to this special place. It's truly been our happy home, and we hope it brings as much joy to its next owners as it has to us."

Features Overview:

- Single-level layout
- North-facing
- NBN (National Broadband Network)
- Quiet street
- Located 6 minutes into Kippax Centre for local shops and amenities, and 10 minutes into Belconnen Mall for other amenities, transport and more
- Close to Bicentennial National Trail and Shepherd's Lookout trail
- NBN connected with Fibre to the Node (FTTN)
- Age: 15 years (built in 2009)
- EER (Energy Efficiency Rating): 5.0 Stars

Sizes (Approx.)

- Internal Living: 99.99sqm
- Outdoor pergola: 19.04 sqm
- Garage: Garage: 21.45sqm
- Total residence: 140.48sqm
- Block: 470sqm

Prices:

- Rates: \$618 per quarter
- Land Tax (Investors only): \$948 per quarter
- Conservative rental estimate (unfurnished): \$600-\$610 per week

Inside:

- North-facing living and dining area at entry
- Island kitchen layout flooded with natural light
- Open plan living and dining space seamlessly flows to outdoor entertaining space
- Master bedroom with leafy outlooks
- Main bathroom with separate bath and shower
- Remaining bedrooms all with built in robes
- Ample storage space throughout
- Walk-in laundry with outdoor access
- Carpet in all bedrooms

Outside:

- Sunset views
- Large block
- Easy care garden
- Covered alfresco area
- Water tank (laundry and toilet)

- Play area for children and pets
- Outdoor pergola accessible from living area, perfect for entertaining
- Side access
- Convenient location, close to Schools, Shops (5 mins), Parks, Swim centre, Golf course (5 mins)
- 10 mins to Westfield Belconnen
- 20 mins to the city
- 20 mins to the parliamentary triangle

Construction Information:

- Flooring: Concrete slab
- External Walls: Brick veneer
- Roof Framing: Flat roof construction
- Roof Cladding: Metal decking roof cladding
- Window Glazing: Single glazed windows
- Wall Insulation: Thermal insulation value approximately R-2.0
- Ceiling Insulation: Thermal insulation value approximately R-4.0 with reflective foil

Inspections:

We are opening the home most Saturdays with mid-week inspections. If you would like an inspection outside of these times please email us at: [alexford@stonerealestate.com.au](mailto:alexford@stonerealestate.com.au).

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