



## Chisholm, 7 Macnamara Place

### Sprawling Family Home in Charming Chisholm

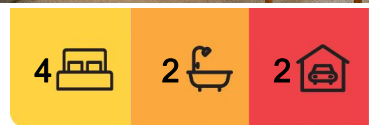
Equal parts warm and welcoming, this charming four-bedroom, two-bathroom home is perfect for growing families. Set on an enormous 928m<sup>2</sup> block in the heart of Chisholm, with an expansive floorplan, it offers endless potential to move in, settle down, and create your forever home.

Cosy living year-round: As the nights get cooler, you'll love coming home to the warm and welcoming lounge and dining space. Rustic brick frames the slow-combustion fireplace creating the perfect spot to cosy up with family during Canberra's winters. Full-length windows let in plenty of natural light, making the space bright and airy all year round.

Spacious kitchen & family hub: Designed for busy modern life, the open-plan kitchen and family room form a light-filled space ideal for family time. The kitchen boasts an updated oven and dishwasher, generous bench space and plenty of storage. The bright and airy family room is where life happens-homework, games and Sunday breakfast all come



**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.



**For Sale**  
Auction

**View**  
[ljhooker.com.au/CHDHQH](http://ljhooker.com.au/CHDHQH)

**Contact**  
**Chris Tibballs**  
[pm.tuggeranong@ljhooker.com.au](mailto:pm.tuggeranong@ljhooker.com.au)  
**Sally McCallum**  
0410 835 087  
[sally.mccallum@ljhooker.com.au](mailto:sally.mccallum@ljhooker.com.au)

EER ★★☆☆☆☆

**LJ Hooker Tuggeranong**  
(02) 6189 0100

together here.

Entertain in your own great outdoors: Outside an expansive covered entertaining area is ideal for year-round barbecues with friends and family. The vast backyard offers endless possibilities, with plenty of room for a pool, deck, future expansion or subdivision.

A space for everyone: Four bedrooms cater for growing families-the master with an ensuite, and three more bedrooms for kids and a home office. Thoughtfully designed for convenience, the home features a large laundry with external access, making daily routines a breeze, along with ample storage throughout to keep everything organised. The great location includes nearby schools, playing fields, Chisholm shopping centre and a short drive to the city. This is a rare opportunity to secure a spacious home on a large block to move right in, update or extend to your needs. Don't wait, get in touch today!

Why you'll love it:

- Spacious 4-bedroom, 2-bathroom single-level home on a huge block
  - Formal lounge and dining with wood-burning stove, plus separate family room
  - Open plan kitchen with updated oven, dishwasher, electric cooktop and ample bench space
  - Covered outdoor entertaining space with power and lighting
  - Expansive backyard with updated Colorbond fencing, garden shed and side entry
  - Master bedroom with wall-to-wall mirrored robes and private ensuite
  - Three additional bedrooms, two with built-in robes
  - Two-way bathroom with double vanities, bath, and toilet
  - Ducted gas heating and new evaporative cooling installed in the last 12 months, air con to family room
  - Remote-access double garage with internal access
  - Large laundry with plenty of storage and rear access
- 
- Living space: 162m<sup>2</sup>;
  - Garage: 37m<sup>2</sup>;
  - Land size: 928m<sup>2</sup>;
  - House built: 1983
  - Rates: \$772.67 per quarter
  - Land tax: \$1,162.17 per quarter
  - EER: 2 Stars

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.



**LJ Hooker Tuggeranong**  
**(02) 6189 0100**

**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

<b>Property ID</b>	CHDHQH
<b>Property Type</b>	House
<b>House Size</b>	162 m2
<b>Land Area</b>	928 m2
<b>EER</b>	2

### Chris Tibballs

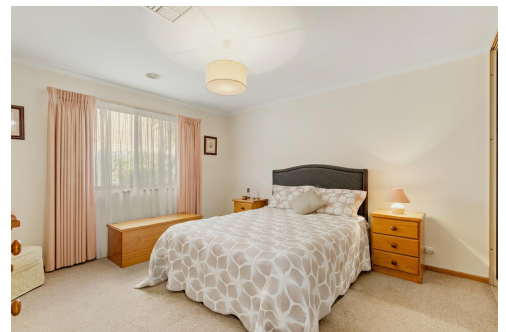
Property Manager | [pm.tuggeranong@ljhooker.com.au](mailto:pm.tuggeranong@ljhooker.com.au)

**Sally McCallum 0410 835 087**

Sales Consultant | [sally.mccallum@ljhooker.com.au](mailto:sally.mccallum@ljhooker.com.au)

### LJ Hooker Tuggeranong (02) 6189 0100

Suite 1, 1st Floor, South Point Shopping Centre, 210 Anketell Street  
[tuggeranong.ljhooker.com.au](http://tuggeranong.ljhooker.com.au) | [tuggeranong@ljhooker.com.au](mailto:tuggeranong@ljhooker.com.au)



**LJ Hooker Tuggeranong**  
**(02) 6189 0100**

**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.

7 MacNamara Place, Chisholm

Produced by DIAKRIT