



Macgregor, 38 Eccles Circuit

RARE Opportunity Across from Reserve!

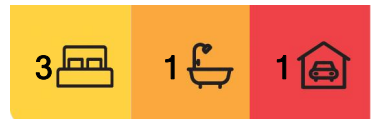
This beautifully presented 3-bedroom home combines clever design with modern comfort, perfect for families, first home buyers, investors and those seeking a tranquil retreat. This property has it all.

The street appeal of this home is breathtaking. Sat in the PRIME position of New Macgregor, directly across from the reserve-my owner fell in love with this property at first sight, captivated by the magnificent views of the mountains facing the reserve. The experience of opening the front door to see fog lifting in winter, revealing snow-capped peaks, is nothing short of magical. The sight of horses grazing on the nearby farm adds to the dreamlike quality of this peaceful setting.

Immediately, you'll appreciate the thoughtful layout featuring two spacious bedrooms at the front, easily closed off for privacy. The expansive master wing at the back boasts built-in wardrobes and a generous space that invites relaxation. Enjoy the convenience of a



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For Sale
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View
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EER ★★★★★

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modern two-way bathroom that doubles as an ensuite, complete with a luxurious bath and ample room.

The heart of the home is the open-plan living, dining, and modern kitchen area, designed for both functionality and style. The kitchen is not only equipped with gas cooking and abundant storage but the owner has installed a new oven and dishwasher for you (including warranty), and a low-rise bench top, making it ideal for entertaining while still being a part of the conversation with family and friends.

My owner has made thoughtful improvements, including a new front door with bright chrome handles and a beautifully landscaped front yard. The carpet, installed in 2020, features anti-asthma properties and boasts a 15-year warranty, along with numerous upgrades like new knobs, handles, and taps.

To ensure year-round comfort, the home is fitted with reverse cycle heating and cooling, allowing you to enjoy a perfect climate no matter the season. Plus, the addition of solar panels enhances energy efficiency and reduces your carbon footprint. Functional solar water tubes have also been installed on the roof, providing hot water and further decreasing energy costs. Enjoy a well-appointed laundry featuring ample storage solutions.

Step through the large sliding doors to discover the generous 374 sqm block, featuring luscious greenery with endless possibilities to create your perfect outdoor oasis. Enjoy the planted cherry trees (ready in late November!), an apple tree, and a lemon tree.

For added convenience, enjoy secure garage parking with internal access as well as plenty of off-street parking options. There is a gated side perfect for parking a caravan or boat.

This home is within walking distance of public transport, local playgrounds, and schools. A very short commute to the popular Burns Golf Club, Belconnen, and Kippax Fair Shopping Centre, including Woolworths, Aldi, and local eateries/takeaway.

THE BRIEF;

- Landscaped front yard
- Ideal for families, first home buyers, or tranquil retreats
- Prime position in New Macgregor, directly across from a reserve
- Mountain views and serene surroundings
- 120sqm living
- Impressive 6 star energy rating
- Two separate yard spaces
- Expansive master wing with built-in wardrobes
- Modern two-way bathroom with bath
- Thoughtful layout with two spacious bedrooms at the front
- Open-plan LARGE living area, dining, and modern kitchen
- Kitchen equipped with gas cooking, new oven, and dishwasher
- Low-rise bench top ideal for entertaining
- Reverse cycle heating and cooling for year-round comfort
- Solar panels for energy efficiency and reduced energy costs
- Generous 374 sqm block with potential for outdoor oasis
- Secure garage parking with internal access



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- Well-appointed laundry with ample storage
- Anti-asthma carpet installed in 2020 with a 15-year warranty
- Newly installed knobs, handles, and taps

What an incredible opportunity to make this stunning property your own! Schedule your private viewing or come along to one of our open homes to experience all that this home has to offer.

Residence: 120m²

Garage: 22m²

Rates: \$2,364 p.a. approx.

Land Tax: \$3,541 p.a. approx.

EER: 6.0

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More About this Property

Property ID	1HE6F9U
Property Type	House
House Size	120 m ²
Land Area	375 m ²
EER	6
Including	Air Conditioning Dishwasher Built-in-Robes Water Tank

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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.

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