



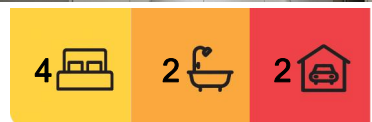
Macgregor, 4 Hollows Circuit

Nestled in Macgregor, prime family living. (Inspection by appointment)

Nestled in the highly sought-after suburb of Macgregor, this immaculate family home offers a perfect blend of comfort, style, and convenience. This property boasts a prime location that puts you within easy reach of parks, services, schools, child care centres, shopping centers, and major transportation routes.

This family has cherished their home. Although bittersweet, their decision to move is fueled by the desire for wide-open spaces, and being closer to family. Now opening up the opportunity for you to call this your home!

As you step inside, you'll be greeted by one of the 2 living areas which welcomes a warm and inviting atmosphere. The open-concept floor plan allows natural light to flood in, creating a bright and airy ambiance throughout the home.



For Sale
\$970,000.00+

View
ljhooker.com.au/2B03FHK

Contact
Tom Grenfell
0432 383 753
tom.grenfell@ljhcanberracity.com.au



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.

EER ★★★★★★

LJ Hooker Canberra City
(02) 6249 7700

The well-appointed kitchen is a delight, featuring all the necessary appliances, ample counter space, and a spacious pantry, making meal preparation a breeze. Adjoining the kitchen is the dining area, perfect for hosting family gatherings or those weekend dinner parties.

The main living area is generously proportioned and offers a cozy retreat, with the home featuring ducted heating and cooling that makes sure you will be snug and warm during the coming cooler months. Large window frames in the living and Kitchen area show off the landscaped backyard, creating a seamless indoor-outdoor living experience.

The four well-sized bedrooms, each feature ample closet space. The master suite boasts a private ensuite bathroom and large built in wardrobe providing the perfect retreat after a long day. The other 3 rooms have proven their versatility providing additional bedrooms, an office, home gym or a space for guests.

Enjoy the beauty of all seasons in the private backyard. Whether you're hosting a summer barbecue, tending to your veggie garden in a purpose built garden bed or simply unwinding after a long day in the sun. This space is perfect for creating lasting memories.

This truly is a home to be inspected in person so please pop into an open home or call me to discuss this opportunity.

Don't miss your chance to make this remarkable property your families next chapter.

Features:

- Prime Location.
- Heat pump hot water.
- Ducted gas heating.
- 4 generously sized bedrooms.
- Bright and generous living spaces with fully equipped kitchen.
- Master with Ensuite.
- Three additional versatile bedrooms.
- Home security system.
- Landscaped yard.
- Secure off-street parking and 2 car garage.
- Friendly neighborhood.
- Proximity to parks, schools, child care centres, shopping, and public transport.

Property Address: 4 Hollows Circuit, Canberra.

Home size: 166m² Total living space and 510m² Block.

Land Tax (if rented): \$1,237 per quarter (approx.)

Rates: \$741 per quarter (approx.)

Current weekly rent: \$670 - \$690 per week (approx.)

EER: 5.0 stars



LJ Hooker Canberra City
(02) 6249 7700

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

Property ID	2B03FHK
Property Type	House
House Size	166 m ²
Land Area	510 m ²
EER	5

Tom Grenfell 0432 383 753

Sales Consultant | tom.grenfell@ljhcanberracity.com.au

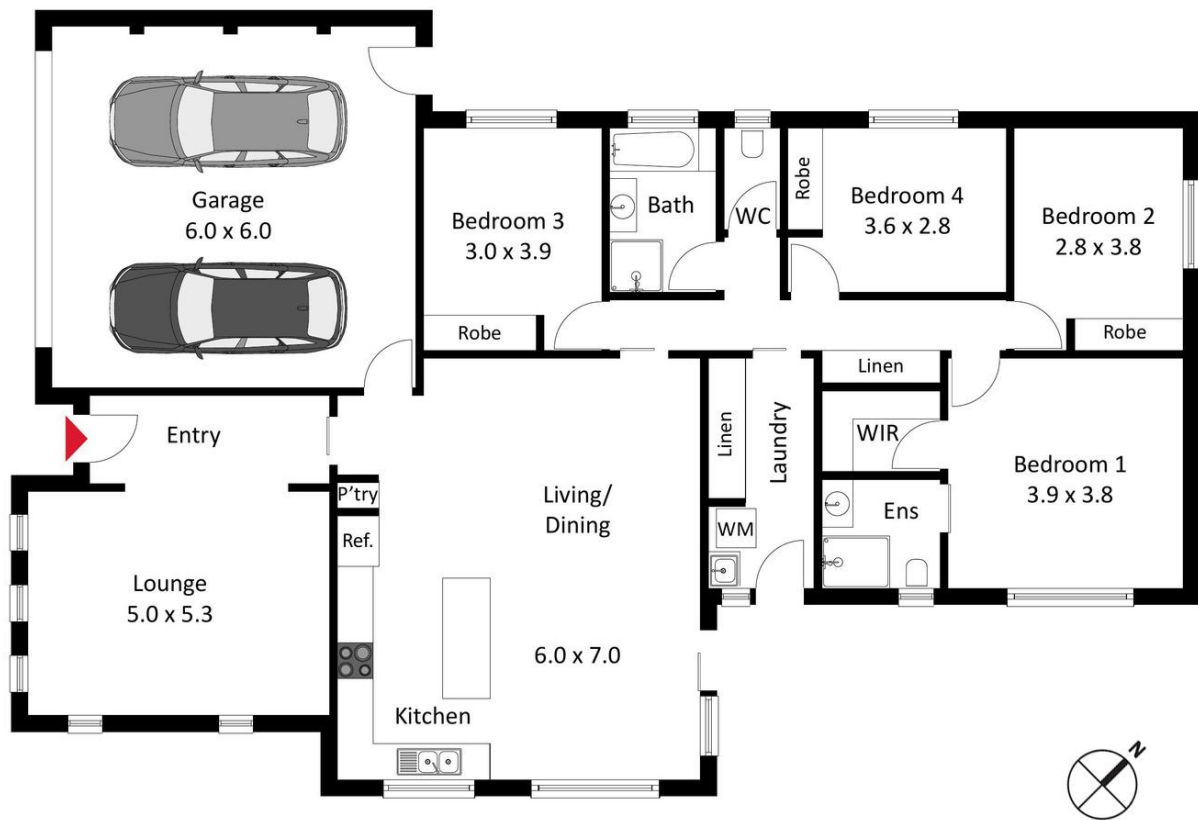
LJ Hooker Canberra City (02) 6249 7700

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | canberracity@ljhooker.com.au



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.

**LJ Hooker Canberra City
(02) 6249 7700**



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



LJ Hooker Canberra City
(02) 6249 7700

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.