



4 Pinner Place, Macgregor

## Discover effortless single-level living in the heart of Macgregor

SOLD PRIOR TO AUCTION, MORE NEEDED. CONTACT PAULINE

Situated in a quiet cul-de-sac, 4 Pinner Place offers an exceptional blend of comfort, style and flexibility, the ideal home for families, first-home buyers or downsizers.

From the moment you step inside, you're greeted by a light-filled open-plan layout that feels instantly welcoming. The living, dining and kitchen areas flow effortlessly together, creating a warm and functional space for everyday living. Year-round comfort is guaranteed with ducted heating and evaporative cooling, while large windows capture beautiful natural light throughout the day.

The kitchen is thoughtfully designed with generous bench space, great storage and a practical layout for busy mornings and entertaining alike.

Accommodation is well-considered, featuring four spacious bedrooms with built-in robes in three of the rooms. The master suite is a standout, complete with its own private ensuite and walk-in robe for added comfort and privacy. With a versatile floorplan, the new owner

4 2 1

**FOR SALE**  
Auction

### AGENTS

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### AGENCY

LJ Hooker Woden | Weston  
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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

LJ Hooker

could convert the fourth bedroom easily into an additional living area, home office or retreat. The flexibility is yours.

Outdoors, the home continues to impress with its beautifully landscaped and thoughtfully designed backyard. This inviting outdoor space offers plenty of room for children to enjoy a trampoline with plenty of room left for sports and creative play areas. The backyard also provides two separate secure areas, one area could be used as a dog run and the other is perfect for winter get-togethers around the firepit. There is a garden shed and storage behind a privacy screen to enhance the appearance of the yard. This fully fenced yard includes two secure side gates for easy access.

Established gardens and lush lawns create a peaceful, private setting. The generously sized alfresco includes roller blinds for privacy and shade when needed, perfect for weekend barbecues, entertaining or simply enjoying a quiet moment in the sunshine.

A large single garage with internal access adds to the home's everyday convenience, while the location places you within walking distance of Bright Steps Academy childcare and just moments from local shops, schools, parks and public transport.

#### Key Features:

- Four generous bedrooms, three featuring built-in robes
- Versatile layout offering the option of converting the fourth bedroom into an additional living area
- Master suite with private ensuite and spacious walk-in robe
- Bright, open-plan living and dining
- Ducted heating and evaporative cooling for year-round comfort
- Well-appointed kitchen with ample storage
- Beautifully landscaped, thoughtfully designed backyard ideal for children, pets and entertaining
- Covered outdoor alfresco for year-round enjoyment
- Large single garage with internal access
- Within walking distance of Bright Star Academy childcare, close to shops, schools, parks and transport

A beautifully presented, move-in-ready home offering flexibility, comfort and lifestyle appeal. This is one you'll want to see for yourself.

Living - 123.36 sqm  
Garage- 23.21 sqm  
Block- 574 sqm  
Eer - 5.0  
Year built - 2010  
Rates - 702 PQ



## MORE DETAILS

Property ID	JMEH5W
Property Type	House
House Size	146 m2
Land Area	574 m2
EER	5

### Pauline Jenkins

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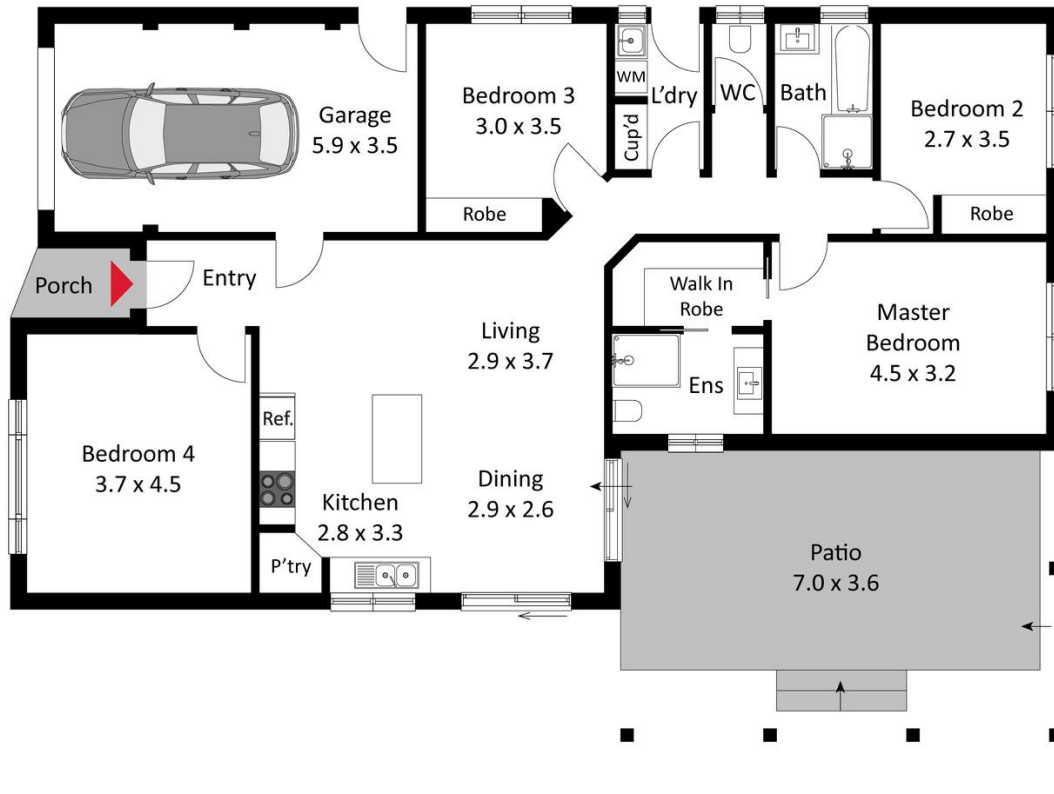
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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