

## Macgregor, 7 John James Loop

### Introducing Your Dream Home in New Macgregor!

Step into luxury living with this exquisite, single level residence boasting 4 bedrooms, 2 bathrooms, and a double car garage. Nestled in the heart of New Macgregor, this home offers the perfect blend of comfort and style.

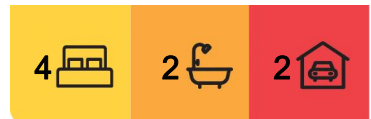
As you enter, be greeted by the warm embrace of hardwood flooring that extends throughout, creating an inviting and timeless ambiance. The entire home has been treated to a fresh coat of paint, elevating its aesthetic appeal and ensuring a modern, move-in ready experience.

Designed with a great open-plan layout, the living spaces are thoughtfully arranged to maximize functionality and create a harmonious flow. Multiple living areas provide flexibility for family gatherings, entertaining guests, or finding a peaceful retreat for yourself.

Built with privacy in mind, this home offers a sense of seclusion on an easy-care block.



**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**  
\$940,000 - \$970,000

**View**  
[ljhooker.com.au/1GX3F9U](http://ljhooker.com.au/1GX3F9U)

**Contact**  
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**EER** ★★★★★

**LJ Hooker Kippax**  
**(02) 6255 3888**

The meticulously crafted design allows for a seamless indoor-outdoor transition, providing an abundance of natural light and a constant connection to the surrounding environment.

Constructed in 2010, this privately built residence stands as a testament to quality craftsmanship and enduring style. The attention to detail is evident in every corner, making this property a true gem in the New Macgregor neighbourhood.

Don't miss the opportunity to make this house your home —where contemporary living meets timeless charm. Contact us today to schedule your private viewing or see you at the next open home.

Features:

- Open plan living
- 162m<sup>2</sup> of living
- 38m<sup>2</sup> of garaging
- 449m<sup>2</sup> block
- Hard wood flooring throughout
- Freshly painted
- Reverse cycle heating and cooling
- Plantation shutters throughout
- Master bedroom with ensuite & walk in robe
- Other bedrooms with built-ins
- Double car garage with internal access
- Stone bench tops in kitchen
- Gas cooking
- Low maintenance gardens
- Multiple living areas
- 10 KW solar
- Security camera
- Spa
- 5,000L rainwater tank
- Ducted vacuum
- Pergola and gazebo

Rates: \$2,438 p.a. approx.

Land Tax: \$3,713 p.a. approx.

EER: 4

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## More About this Property

<b>Property ID</b>	1GX3F9U
<b>Property Type</b>	House
<b>House Size</b>	162 m <sup>2</sup>
<b>Land Area</b>	450 m <sup>2</sup>
<b>EER</b>	4

### Eoin Ryan-Hicks 0424 042 419

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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.

7 John James Loop, Macgregor

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