



## Macgregor, 8/95 Eccles Circuit

### Macgregor's Haven: Comfort & Convenience Await!

Auction Location: In Room | LJ Hooker Canberra City Auction HQ

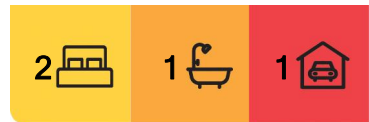
Nestled in the heart of Macgregor, 8/95 Eccles Circuit presents a modern single-level haven tailored for comfort and convenience. With 2 bedrooms, 1 bathroom, and a single-car garage with internal access, this residence offers a seamless blend of contemporary living.

Step inside and be greeted by the spacious interior adorned with new modern flooring throughout, creating a welcoming feeling from the moment you arrive. The highlight of this gem is undoubtedly its expansive kitchen, a cooking enthusiast's dream come true. With ample space and sleek design, it's the perfect setting to unleash your inner chef and entertain guests with ease.

Backing onto a serene green space, enjoy the luxury of ultimate privacy and peaceful



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**EER** ★★★★★

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views to the reserve and mountains right from your backyard. Whether it's morning coffee amidst nature's embrace or evening strolls along the pathways, this residence offers a lifestyle of unparalleled serenity.

Ideal for downsizers seeking a peaceful retreat or first-home buyers looking to step into the property market, 8/95 Eccles Circuit presents an exceptional opportunity to embrace modern living at its finest. Don't miss your chance to call this amazing property your own!

Features:

- \* 200m<sup>2</sup> block
- \* 90m<sup>2</sup> of living
- \* New flooring
- \* Ducted evaporative cooling
- \* Internal garage access
- \* Electric cooking
- \* Views onto reserve and mountains
- \* Well kept gardens

Rates: \$2,254 p.a. approx.

Land Tax: \$3,179 p.a. approx.

Body Corp: \$2,104 p.a. approx.

EER: 6.0

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## More About this Property

<b>Property ID</b>	1H08F9U
<b>Property Type</b>	Unit
<b>House Size</b>	90 m <sup>2</sup>
<b>Land Area</b>	200 m <sup>2</sup>
<b>EER</b>	6

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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.

8/95 Eccles Circuit Macgregor, Macgregor

Produced by DIAKRIT