



13, 15, 17 Woodroffe Lane, Macnamara

Brand New Separately Titled Homes - Only 2 Remaining!

Exclusive opportunity to secure a spacious separately titled home with 171sqm of internal living in one of Canberra's most exciting new suburbs.

These exquisite residences have just been completed and are not to be missed. This is a limited release of premium 4-bedroom homes with no body corporate fees.

Ginninderry is a rapidly growing region celebrated for its scenic vistas and semi-rural charm, and among its neighbourhoods, Macnamara shines as the jewel in its crown. With picturesque ponds, parklands, and breathtaking views of the surrounding hills, this serene suburb offers a truly special lifestyle.

Key Features:

- Single title residences with no body corporate fees
- Five beautifully designed 4-bedroom, 2-bathroom homes
- 3.2 Meter ceilings in north-facing living room
- Crafted for premium comfort, these terraces feature AWS ComfortEDGE windows that combine sleek design with exceptional energy efficiency. Sunlit interiors, reduced heat

4  2  2 

FOR SALE
\$855,000+

VIEW

Sat 30th May @ 9:15AM - 9:45AM

AGENTS

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AGENCY

LJ Hooker Gungahlin
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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**

transfer and a peaceful indoor atmosphere create a home you'll love spending time in.

- Contemporary, flowing interior set out over two levels
- High-End inclusions and fittings throughout
- Double-glazed windows through-out
- North facing aspects overlooking nature reserve
- Modern open plan living space on ground floor with 3.2 meter ceilings!
- Beautiful modern kitchen with stainless steel appliances, stone benchtops, ample storage, induction cooktop, electric oven, dishwasher, walk in pantry and island bench with breakfast bar
- Master suite appointed with ensuite and walk-in robe, bedroom 2 has a large walk in robe, other 2 bedrooms fitted with built in robes and serviced by main bathroom with separate toilet
- Year-round comfort is on offer with ducted reverse cycle heating and cooling
- So many features on offer including a powder room on ground floor perfect for entertaining guests and electric charging points in garage
- Equipped with 2.5kW solar panels, each home has been designed with sustainable living in mind with EER ratings of 7.0
- Developed by the reputable and local builders at Porecca Constructions
- Located in one of Canberra's beautiful new suburbs Macnamara. Enjoy access to stunning greenspace, community food gardens, dog parks, play areas, new recreation and picnic areas along the Murrumbidgee River, plus a new primary school opening soon.

Act quickly to secure one of these select few properties. Contact Jake Bunday today for more information.

Quick stats..

- Living size: 171sqm approx.
- Garage: 31.4sqm approx.
- Brand new builds
- EER: 7

MORE DETAILS

| | |
|---------------|---|
| Property ID | 35AGGCY |
| Property Type | House |
| House Size | 171 m2 |
| EER | 7 |
| Including | Solar Panels Grey Water System Water Tank High quality fixtures and finishes Brand new homes Separately titled |

Jake Bunday 0411 367 920

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Upper Floor



Lower Floor

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.

Macnamara Site, Macnamara

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