




35 Sherrard Crescent, Macnamara

## Grand in Scale, Flawless in Design!

Auction Location: In Rooms | LJ Hooker Auction HQ | 182 City Walk, Canberra City

Positioned in one of Canberra's most exciting and fast-growing lifestyle destinations, this extraordinary residence in Macnamara is a statement of luxury, scale, versatility, and uncompromising craftsmanship. A home of rare calibre, thoughtfully designed to accommodate large families, multi generational living, executive lifestyles or savvy buyers seeking flexibility and potential income generation, this breathtaking six bedroom masterpiece delivers an unrivalled standard of modern living with sweeping mountain vistas and impeccable finishes throughout.

From the moment you step inside, the sheer scale and sophistication are impossible to ignore. The heart of the home unfolds into an expansive open-plan living and dining domain where soaring 3.6 metre ceilings create an incredible sense of grandeur, space and natural light. Designed to impress while remaining warm and welcoming, this spectacular living zone seamlessly connects with the outdoors and frames stunning elevated views, creating the perfect backdrop for entertaining, relaxing, or gathering with family and

6  4  2 

### AUCTION

Wed 17th Jun @ 6:00PM

### VIEW

Sat 23rd May @ 1:30PM - 2:00PM

### AGENTS

Lukas Cole  
0432 289 618  
lukas.cole@ljhkaleen.com.au

Tim Russell  
0416 087 834  
tim.russell@ljhooker.com.au

### AGENCY

LJ Hooker Kaleen  
(02) 6241 1922

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friends. At the centre of it all sits a designer kitchen of exceptional quality, beautifully appointed with premium Bosch appliances, exquisite Taj Mahal stone finishes, a generous walk in pantry, and elegant detailing that elevates everyday living to something truly special.

Accommodation has been masterfully curated across both levels, offering incredible flexibility rarely found in homes of this calibre. Boasting six spacious bedrooms and four designer bathrooms, including two luxurious ensuites, the layout caters effortlessly to growing families or those wanting independent living arrangements. Downstairs features an opulent master or guest retreat complete with a beautifully appointed private ensuite, while additional bedrooms are serviced by a lavish family bathroom adorned in timeless travertine finishes and a stunning bathtub designed for indulgent relaxation.

Adding another remarkable layer of appeal, the fully self contained upper level presents a world of opportunity. Complete with its own private entrance, full kitchen, spacious living and dining area, separate laundry, ensuite bedroom and additional accommodation, this level is ideal for extended family, teenagers, guests, live-in parents, or even rental income potential. Elevated to capture magnificent mountain views, it offers privacy, independence and lifestyle flexibility without compromise.

Luxury inclusions are abundant and carefully considered throughout, showcasing an unwavering commitment to quality. From the elegance of travertine tiled bathrooms, sophisticated LED backlit mirrors, and premium stone finishes, to ducted air conditioning across both levels, solar power for efficiency, separate heat pump hot water systems and independent electrical sub boards upstairs and downstairs every detail has been designed to deliver effortless comfort, practicality and long-term value.

Set within the thriving and highly desirable suburb of Macnamara, residents enjoy the perfect blend of tranquillity, family-friendly living and everyday convenience. Surrounded by scenic walking trails, playgrounds, open green spaces and picturesque reserve land, while remaining moments to schools, local shops, cafés, sporting facilities and the ever-expanding conveniences of the Belconnen region, this location continues to grow in prestige and popularity. With easy access to the city while retaining a peaceful, community focused atmosphere, it's easy to see why Macnamara has become one of Canberra's most coveted emerging suburbs.

This is not simply a home it is a lifestyle masterpiece. Sophisticated, versatile and undeniably impressive, this is luxury family living redefined

Please give Lukas Cole 0432 289 618 or Tim Russell a call on 0416 087 834 or further information or to book a private inspection.

Features:

6 spacious bedrooms | 4 designer bathrooms | 2 ensuites

- Versatile dual-living design with separate upstairs entrance
- Ideal for multi-generational living or rental income potential
- Self-contained upper level with full kitchen, living/dining and laundry
- Mountain views from the upper level

## DOWNSTAIRS

- Expansive open-plan living and dining with high ceilings
- Designer kitchen with premium Bosch appliances
- Walk-in pantry (WIP)
- Master/guest suite with private ensuite
- Additional bedrooms serviced by luxury bathroom with bathtub
- Separate laundry

## UPSTAIRS

- Fully functional second kitchen
- Private living and dining area
- Separate laundry
- Ensuite bedroom plus additional accommodation
- Independent access for added flexibility and privacy

## PREMIUM INCLUSIONS

- 6.6kw solar
- Travertine tiled bathrooms
- Taj Mahal stone finishes
- LED backlit mirrors
- Ducted air conditioning to both levels
- Two separate heat pump hot water systems
- Separate electrical sub-boards for upstairs and downstairs
- High-quality finishes throughout

Ground floor - 173m<sup>2</sup>

Upper floor - 98m<sup>2</sup>

Garage - 40m<sup>2</sup>

Alfresco - 14m<sup>2</sup>

Porch - 8.5m<sup>2</sup>

Total - 336m<sup>2</sup>

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## MORE DETAILS

Property ID 2H4NF9Q  
Property Type House  
EER 6

### Lukas Cole 0432 289 618

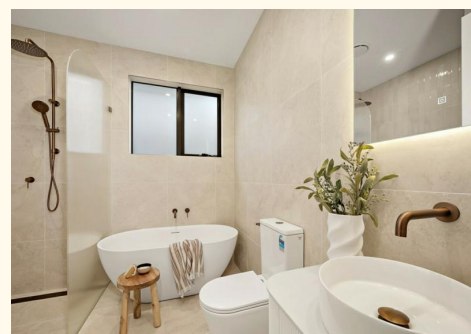
Licensed Agent ACT | [lukas.cole@ljhkaleen.com.au](mailto:lukas.cole@ljhkaleen.com.au)

### Tim Russell 0416 087 834

Franchise Owner / Sales Manager / Licensed Agent & Auctioneer  
ACT/NSW | [tim.russell@ljhooker.com.au](mailto:tim.russell@ljhooker.com.au)

### LJ Hooker Kaleen (02) 6241 1922

Cnr Maribyrnong Avenue &, Georgina Crescent, KALEEN ACT 2617  
[kaleen.ljhooker.com.au](http://kaleen.ljhooker.com.au) | [kaleen@ljhooker.com.au](mailto:kaleen@ljhooker.com.au)





First Floor



Ground 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.

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