




42 Eric Willmot Way, Macnamara

## A Statement of Style, Space and Sophistication in Fast-Growing Macnamara

Located in the fast-evolving and highly regarded Ginninderry community, this brand new home presents an exceptional opportunity to secure a contemporary family base that effortlessly combines style, comfort and practicality. Showcasing a thoughtful floorplan, quality finishes and generous living spaces, this home has been designed to cater to the demands of modern family living while embracing the relaxed lifestyle that has made Macnamara one of Canberra's most desirable emerging suburbs.

Upon entry, you are welcomed by light-filled interiors and spacious open-plan living and dining areas that create an immediate sense of warmth and sophistication. The well-appointed kitchen serves as the heart of the home, featuring quality appliances, ample storage and generous bench space, making it equally suited to everyday family meals and entertaining on a larger scale. Seamless indoor-outdoor integration extends the living experience, with the covered entertaining area providing the perfect setting to enjoy Canberra's changing seasons with family and friends.

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**FOR SALE**  
\$1,170,000 - \$1,220,000

**VIEW**  
By Appointment

**AGENTS**  
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Accommodation is thoughtfully arranged to provide privacy and comfort, with generously sized bedrooms and a master suite designed as a peaceful retreat. The home's practical layout offers flexibility for growing families, professionals working from home, or downsizers seeking a low-maintenance lifestyle without compromise.

Positioned within the award-winning Ginninderry development, residents enjoy access to picturesque walking trails, parklands, playgrounds and open green spaces, all while remaining within easy reach of Belconnen Town Centre, quality schools, local shops and major arterial roads. Combining contemporary living with a strong sense of community, Macnamara continues to attract buyers seeking lifestyle, convenience and long-term growth potential.

#### Property Features:

- Contemporary family home in the thriving Ginninderry community
- Spacious open-plan living and dining areas
- Soaring 2.7m high ceilings
- Modern kitchen with quality appliances and ample storage
- Generous accommodation with well-proportioned bedrooms
- Seamless indoor-outdoor entertaining
- Low-maintenance block with landscaped surrounds
- Double garage with internal access
- Close proximity to parks, up to 15km of walking trails and community amenities
- Just 11 minutes to Westfield Belconnen + district amenities and a comfortable 19 minute commute to the City

#### Property Information:

Living Size: Approx. 222m<sup>2</sup>

Block Size: Approx. 420m<sup>2</sup>

Year Built: 2026

EER: 7 Stars

- Rates: Approx. \$787.25 p.q. approx
  - Land Tax: Approx. \$X,XXX per annum (investors only)
- Rental Appraisal: Approx. \$XXX - \$XXX per week

A home of this calibre, positioned within one of Canberra's most exciting and rapidly growing communities, represents an outstanding opportunity for families and long-term wealth to grow in tandem.

#### MORE DETAILS

Property ID	370MGCY
Property Type	House
House Size	221 m2
Land Area	420 m2
EER	7

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement this plan is for illustrative purposes only and should be used as such by any prospective purchaser, he service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.