



5 Bolza Street, Macnamara




## Brand-New Statement of Style and Space

With a bold street presence and a refined architectural profile, this newly completed residence by the Azlaan Group delivers modern luxury paired with exceptional everyday practicality. Located in one of Belconnen's most dynamic and fast-evolving neighbourhoods, the split level design has been carefully considered to enhance both comfort and lifestyle.

Upon entry, the home immediately impresses with its soaring 3.6-metre ceilings, feature LED strip lighting, and an abundance of natural light that creates an open, airy atmosphere. The generous open-plan living and dining zone sits at the centre of the home, providing a seamless environment for relaxed family living and entertaining alike.

The kitchen blends sophistication with functionality, showcasing waterfall stone benchtops, high-quality Bosch appliances, soft-close cabinetry, a large island bench, and a walk-in pantry with excellent storage capacity.

A standout feature is the inclusion of two master suites-ideal for multi-generational living or guest comfort-each complete with its own elegantly finished ensuite. The main master also includes a walk-in

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**FOR SALE**  
By Negotiation

**VIEW**  
By Appointment

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 **LJ Hooker**

robe, while both ensuites feature custom wall hung vanities and floor to ceiling tiling for a sleek, contemporary finish.

Bedrooms three and four are fitted with mirrored built-in wardrobes and are serviced by a beautifully appointed main bathroom, featuring a bathtub, semi-frameless shower, custom vanity, and full-height tiling. A separate powder room near the entrance offers added convenience for visitors.

Outdoors, the tiled, under-roof alfresco area provides an ideal all season entertaining space, flowing through to a fully fenced, low-maintenance lawn. Side access adds versatility, offering room for a trailer, boat, or additional vehicle. Externally, the home makes a strong visual statement with its skillion roof, feature masonry wall, timber-look cladding, and inviting timber deck, all contributing to its striking faade and street appeal.

#### Location Highlights

- Situated in Macnamara within the master planned Ginninderry precinct, the home is surrounded by quality schools, green spaces, and future-focused infrastructure. Nearby amenities include Strathnairn Early Childhood Education Centre (partially opening 2026), Strathnairn School, extensive walking and cycling paths, and easy access to public transport across West Belconnen.
- " Residents also enjoy the Ginninderry Conservation Corridor with over 10 kilometres of scenic trails and Canberra's only swing bridges, along with energy-efficient community initiatives. Kippax Fair, local cafés, and a planned future town centre (due for completion in 2027) are all close at hand.

#### Key Features

- Formal lounge at the front of the home
- 3.6m ceilings at entry with LED strip lighting
- Spacious open-plan living and dining with excellent morning light
- Designer kitchen with island bench, Bosch appliances, soft-close cabinetry, and walk-in pantry
- Two master suites with stylish ensuites and custom wall-hung vanities
- Bedrooms 3 and 4 with mirrored built-in wardrobes
- Main bathroom with bathtub, shower, custom vanity, and full-height tiles
- Separate powder room near the entry
- Covered, tiled alfresco ideal for year round entertaining
- Fully fenced, low-maintenance grassed yard with side access
- Samsung ducted reverse-cycle air conditioning with four zones
- High energy efficiency rating with double-glazed windows throughout
- Secure double garage with internal access plus additional side access parking

#### Area Breakdown

Living: 182 sqm  
Garage: 39 sqm  
Alfresco: 11 sqm  
Porch: 5 sqm

#### Property Info:

Rates: \$3,162 pa approx  
Land Tax: \$5,654 pa approx  
EER: 7.0

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## MORE DETAILS

Property ID 2H3XF9Q  
Property Type House  
EER 7

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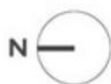
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**SITE PLAN (NOT TO SCALE)**



**5 BOLZA STREET, MACNAMARA**



Scale in metres, Indicative only. Dimensions are approximate.