



5 Sherrard Crescent, Macnamara

Stylish Living in a Peaceful Setting

FIND.

Quietly positioned in the established suburb of Macnamara, this beautifully presented Hampton-style home offers a modern lifestyle with a thoughtful floorplan, quality finishes and a peaceful suburban setting. Set within a welcoming residential community, the home provides an ideal balance of comfort, convenience and timeless style.

LOVE.

Designed with everyday living and entertaining in mind, the home showcases a stylish kitchen with quality Smeg appliances, stone benchtops and a spacious walk-in pantry. Timber-look flooring, plantation shutters, brass finishes and statement lighting add a sophisticated touch, while the open-plan living spaces flow effortlessly towards the entertaining area.

LIVE.

Enjoy the convenience of having local amenities, schools and recreational spaces close by, while Belconnen and surrounding shopping, dining and entertainment precincts are within easy reach. With excellent access to public transport and major roads, this is a location that makes everyday living easy while providing a peaceful

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FOR SALE
By Negotiation

VIEW

Sat 26th Sep @ 12:00PM - 12:30PM

AGENTS

Eoin Ryan-Hicks
0424 042 419
Eoin.ryan-hicks@ljhooker.com.au

AGENCY

LJ Hooker Kippax
(02) 6255 3888

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

place to call home.

ABOUT THE AREA

Local Transport:

Easy access to surrounding suburbs and major arterial roads
Convenient access to public transport
Connected walking and cycling pathways

Shopping & Dining:

Local Ginninderry amenities
Charnwood shopping precinct
Belconnen Town Centre and surrounding dining

Schools:

Macgregor Primary School
Kingsford Smith School
Strathnairn School
A range of nearby education options

WHAT THE OWNER LOVES:

"We love waking up in the morning and looking out over the alfresco to the beautiful Brindabella Mountain Range, particularly when the peaks are snow-capped in winter. In summer, one of our favourite things is sitting in the sun-filled alfresco as the evening sun sets over the hills beyond Macnamara. We love being close to beautiful bushwalks such as Shepherd's Lookout, as well as having wonderful play spaces like Paddy's Park and Hilltop Park nearby. And most of all, we love the cosy, warm feeling of the home and the sense of relaxation it brings to everyday family life."

OVERVIEW:

- Spacious walk-in pantry
- Quality Smeg appliances
- Stone kitchen benchtops
- Integrated dishwasher
- Ducted heating & cooling throughout
- Plantation shutters throughout
- Stylish brass finishes
- Timber-look flooring throughout
- Carpeted bedrooms
- Walk-in wardrobe to master
- Private ensuite
- Feature textured wall tiles
- Statement pendant lighting
- Excellent storage throughout
- Dedicated entertaining area
- Motorised Blinds

RATES/SIZE:

Land Size: 442sqm approx.
Living Size: 146sqm approx.
Rates: \$3,165p.a approx.
Land Tax: \$5,794p.a approx.
EER: 6.0
Year Built: 2025

Disclaimer:

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EER ★★★★★★

MORE DETAILS

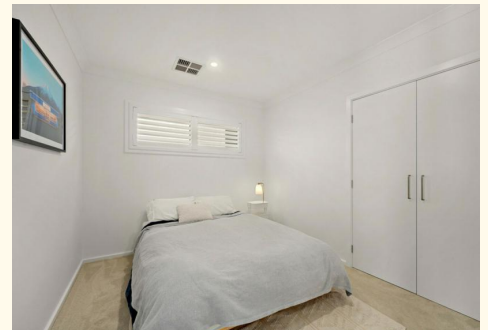
Property ID	1J8FF9U
Property Type	House
House Size	145 m2
Land Area	442 m2
EER	6

Eoin Ryan-Hicks 0424 042 419

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |
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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.

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