

2/7 Collicott Circuit, Macquarie

Leafy, Luminous, Rare

Property is going to auction on 25th Oct at 11:30am.




Space, style, and a lifestyle that refuses to settle-this home isn't just modern, it's deliberately exceptional. Sunlight pours through open-plan living areas, flowing effortlessly from a sleek, fully renovated kitchen into dining and lounge zones made for entertaining, relaxing, or simply living beautifully.

Three generous bedrooms, including a master with a private ensuite, sit alongside a contemporary bathroom and high-quality finishes, creating a move-in ready home that's as polished as it is practical. Outside, a private courtyard offers a leafy sanctuary for summer evenings, weekend gatherings, or quiet moments in the sun.

Tucked in a quiet street yet only minutes from schools, parks, shops, and public transport, this is more than a property-it's a statement. For first-home buyers, downsizers, or investors, it's a rare chance to claim a home that truly stands apart, delivering lifestyle, convenience, and distinction in equal measure.

Why this property captivates:

- Separate, large lounge offering space and flexibility for everyday living

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FOR SALE
\$750,000+

AGENTS

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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**

- Three bedrooms, including a master with private ensuite and three bathrooms in total, providing excellent family convenience
- Kitchen has been extended and features an induction cooktop
- Double garage offering secure parking and additional storage
- Reverse-cycle heating and cooling combined with a 6.6 kW solar system for impressively low running costs
- Private courtyard providing space for outdoor relaxation and entertaining
- Set on a 250 m² block
- Only a two-minute walk to Jamison Shops, with easy access to schools, parks, and public transport
- A practical, well-maintained home offering lifestyle and convenience in a sought-after location

Proximity to Amenities:

- Within 2 minutes' walk to Canberra Southern Cross Club
- Within 2 minutes' drive to local shops, cafes, and services in Macquarie
- Within 5 minutes' drive to multiple primary and high schools, including Macquarie Primary and Marist College
- Within 5 minutes' drive to Charnwood and Macquarie supermarkets and essential services
- Within 5-10 minutes' drive to local parks, walking trails, and recreational facilities
- Within 10 minutes' drive to Calvary Hospital and major medical centres
- Within 10-15 minutes' drive to Canberra City Centre (CBD), Parliament House, and cultural precincts
- Easy access to public transport and arterial roads connecting to Canberra's inner north and surrounding suburbs

MORE DETAILS

Property ID	35WBGCY
Property Type	Townhouse
Land Area	250 m ²
EER	6
Including	Air Conditioning Courtyard Solar Panels Tiles Carpet

Troy Thompson 0408 694 917

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Level 01



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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