

# 2 Luther Place, MacGregor, ACT 2615

## House For Sale

Friday, 19 January 2024



2 Luther Place, MacGregor, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 405 m2

Type: House



Steve Lowe  
0261528374



Mac McLean  
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## Auction

Discover modern luxury living in this newly built 4-bedroom, 2-bathroom residence with a double garage in an established and serene suburb. The architectural elegance is showcased by high ceilings, bamboo timber flooring, and three skylights that bathe the space in natural light. The living room boasts a raked ceiling, while an additional theatre/study/living room offers versatility. The gourmet kitchen features top-of-the-line appliances, including a Smeg oven and 5-burner gas cooktop, Bosch dishwasher, and a 40mm stone benchtop. Enjoy the convenience of a walk-in pantry and soft-close cupboards. Ducted reverse cycle heating and cooling, double glazed windows, and night & day blinds ensure year-round comfort. Indulge in the luxurious floor-to-ceiling tiles in the ensuite and bathroom, featuring a freestanding bath. Step out onto the deck from the living room or main bedroom. The property also includes a powder room, keyless entry, rear roller door access from the garage, and an 8kw Solar System for energy efficiency. Nestled in a quiet cul-de-sac, this low-maintenance home offers a perfect blend of style and tranquility.

- High ceilings (Raked ceiling in living room - 2.7m in other areas)
- Bamboo timber flooring
- 3x Skylights throughout
- Additional theatre / study / family room
- Smeg oven
- Smeg 5 burner gas cooktop
- Bosch dishwasher
- 40mm stone bench top
- Soft close cupboards and drawers
- Walk in pantry
- Ducted reverse cycle heating and cooling
- Double glazed windows
- Night & day blinds throughout
- Floor to ceiling tiles in ensuite and bathroom
- Freestanding feature bath
- Additional powder room
- Deck from living room
- Additional deck from main bedroom
- Instantaneous gas hot water system
- Keyless entry
- Rear roller door access from garage
- 8kw Solar System
- Low maintenance
- Quiet cul-de-sac

Close to:

- Kippax Shopping Centre 1.6km (4 minute drive)
- Macgregor primary 600m (8 minute walk)
- Westfield Belconnen 5.6km (8 minute drive)
- Calvary Bruce Private Hospital 9.2km (14 minute drive)

Built: 2018  
Living: 158.31m<sup>2</sup>  
Garage: 42.40m<sup>2</sup>  
Total house: 200.71m<sup>2</sup>  
Land: 405m<sup>2</sup>  
Rates: \$678pq  
Land Tax (If Tenanted): \$1,090pq\*

To receive the contract of sale, building report, and additional documents via email within just 10 minutes of your enquiry, please fill out the online request form. Be sure to check both your inbox and junk folder for prompt delivery, available 24/7.