

**7 John James Loop, MacGregor, ACT 2615**

**House For Sale**

Saturday, 10 February 2024



7 John James Loop, MacGregor, ACT 2615

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 450 m2**

**Type: House**



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## Auction

Auction Location: In Room | LJ Hooker Canberra City Auction HQ Step into luxury living with this exquisite, single level residence boasting 4 bedrooms, 2 bathrooms, and a double car garage. Nestled in the heart of New Macgregor, this home offers the perfect blend of comfort and style. As you enter, be greeted by the warm embrace of hardwood flooring that extends throughout, creating an inviting and timeless ambiance. The entire home has been treated to a fresh coat of paint, elevating its aesthetic appeal and ensuring a modern, move-in ready experience. Designed with a great open-plan layout, the living spaces are thoughtfully arranged to maximize functionality and create a harmonious flow. Multiple living areas provide flexibility for family gatherings, entertaining guests, or finding a peaceful retreat for yourself. Built with privacy in mind, this home offers a sense of seclusion on an easy-care block. The meticulously crafted design allows for a seamless indoor-outdoor transition, providing an abundance of natural light and a constant connection to the surrounding environment. Constructed in 2010, this privately built residence stands as a testament to quality craftsmanship and enduring style. The attention to detail is evident in every corner, making this property a true gem in the New Macgregor neighbourhood. Don't miss the opportunity to make this house your home – where contemporary living meets timeless charm. Contact us today to schedule your private viewing or see you at the next open home.

Features:- Open plan living- 162m2 of living- 38m2 of garaging- 449m2 block- Hard wood flooring throughout- Freshly painted- Reverse cycle heating and cooling- Plantation shutters throughout- Master bedroom with ensuite & walk in robe - Other bedrooms with built-ins- Double car garage with internal access- Stone bench tops in kitchen- Gas cooking- Low maintenance gardens- Multiple living areas- 10 KW solar- Security camera- Spa- 5,000L rainwater tank- Ducted vacuum- Pergola and gazebo

Rates: \$2,438 p.a. approx. Land Tax: \$3,713 p.a. approx. EER: 4

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