

# Block Z Section BH, Macnamara, ACT 2615

LUTON

## Sold House

Monday, 14 August 2023

Block Z Section BH, Macnamara, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

**\$452,300**

Located in the brand-new estate of Macnamara, Ideal Building Solutions is delighted to offer you a selection of four stunning family homes with high level inclusions and finishings. Superbly positioned in West Belconnen with the stunning Brindabella Mountain Range as a backdrop, Macnamara and Strathnairn offer an abundance of family friendly parks, with future shops, school, ovals, dog park, access to the lovely Murrumbidgee River, all not too far away from being constructed. Canberra CBD is approximately an easy 20-minute drive, while Kippax and Belconnen shopping precinct is only a short distance away and easily accessible. These architecturally designed family homes have been created specifically with functionality and practicality in mind. With free-flowing living areas offering segregation, enables the ability to conduct several activities at any one time without impact on each other as well as providing the opportunity for a formal as well as less formal environment within one home.

Section AJ Block Z 450m<sup>2</sup> - \$470,800  
Section AG Block AG 478m<sup>2</sup>  
Section BJ Block P 420m<sup>2</sup> - \$449,700  
Section BH Block Z 504m<sup>2</sup> - \$497,300  
Block Z Section AJ (450m<sup>2</sup>) Monash Design - 161m<sup>2</sup> of Living + Double Garage + Alfresco - \$1,067,650.  
Block AG Section AG (478m<sup>2</sup>) Cardinia Design - 163m<sup>2</sup> of Living + Double Garage + Alfresco - \$1,138,950.  
Block P Section BJ (420m<sup>2</sup>) Monash Design - 161m<sup>2</sup> of Living + Double Garage + Alfresco - \$1,050,200.  
Block Z Section BH (504m<sup>2</sup>) Kensington Design - 172m<sup>2</sup> of Living + Double Garage + Alfresco - \$1,095,150.

Please note the photos on the advertising are not of the actual build but of a previous build for the same Kensington design.

**Key Features:** 4-bedroom residences 2 x 161m<sup>2</sup>, 163m<sup>2</sup> OR 172m<sup>2</sup> of Living + Double Garage  
All of the Macnamara building requirements covered within package  
Under Roof line alfresco dining  
Choice of 4 blocks 420m<sup>2</sup>, 450m<sup>2</sup>, 478m<sup>2</sup> or 504m<sup>2</sup>  
2 separate living areas (Monash & Cardinia designs) or 3 separate living areas (Kensington design) including large open family / meals / kitchen area  
Lounge room  
Walk in pantry  
20mm Stone benchtops to Kitchen  
600mm SMEG appliances in kitchen (induction cooktop with electric oven) plus a microwave and dishwasher  
Bathroom and Separate toilet  
Custom vanities with 20mm stone benchtops  
Master bedroom with walk-in-robe and en-suite  
Three bedrooms with built-in wardrobes  
Clothesline  
Windows and sliding doors with flyscreens  
Full height tiles to bathroom & ensuite  
DLUG (double lock up garage) with remote controls and internal access  
Reverse Cycle heating & cooling  
LED Downlights throughout  
2.55 ceiling heights  
Colorbond Roof  
Water tank with pump  
Carpet to lounge room and bedrooms  
12mm Laminate Flooring to entry, family, meals, kitchen and hallway  
Double glazed windows with Aluminium frames  
Concrete Driveway  
Site Costs (excluding rock)  
Front Landscaping by developers  
Roller blinds to windows  
Retaining walls (if required), side and rear landscaping by owner  
All fencing by owner  
Plus, you get to personalise your new home by selecting most of the colours, styles and materials of bricks, roof cladding, floor tiles, carpet, kitchen, bench tops and much more.

Ideal Building Solutions Pty Limited is a member of the Ginninderry Builders Guild with their award-winning display home NOW open in the Ginninderry display village so you will be building with a trusted builder who has been building quality new homes in Canberra and the surrounding region for over 22 years. Ideal Building Solutions is also a member of both the HIA and the MBA and is a HIA Greensmart accredited builder.

Please Note - 1. Construction is expected to commence when the land is released from the developer which is expected to be mid 2023. Construction to commence once home plans are approved.  
2. Split contracts - Building Contract signed first then the Land Contract separately meaning you only pay stamp duty on the land....saving you \$\$\$.

For more information on these packages, or to discuss building your own home with Ideal Building solutions, contact Stuart on 0414 249 449 or email [stuart.james@luton.com.au](mailto:stuart.james@luton.com.au) A full builders meeting can be arranged to discuss in more detail.

Disclaimer- Package may be subject to the ACT government final approval and Ideal Building Solutions Pty Limited procedure of purchase. Package price excludes stamp duty on land, legal fees and conveyancing costs (including transfer of title and searches). Prices are inclusive of GST and may change without notice. This design and facade render remains the property of Ideal Building Solutions Pty Limited and may not be reproduced in whole or in part without written consent.