

21 Hollows Circuit, Macgregor, ACT, 2615

STONE

House For Sale

Thursday, 1 August 2024

21 Hollows Circuit, Macgregor, ACT, 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

Move-in ready family home on 470sqm flat block

Claim a comfortable lifestyle that blends contemporary convenience and timeless charm with this beautifully updated three-bedroom home on a generous 470 sqm block in Macgregor. Featuring a North-facing living and dining area, this residence welcomes you with an abundance of natural light, setting the tone for an inviting space ready for any and every occasion for you and your family or group.

The thoughtful floorplan has not only updated its styles, but its functionality offers the balanced living. Overlooking the main living area is a parallel kitchen layout, designed to be the heart of the home where culinary creations and family gatherings come together seamlessly. With plenty of practical amenities and storage throughout, this home effortlessly caters to the needs of a busy family lifestyle, keeping everything organized and within easy reach.

Outside, the expansive, low-maintenance backyard provides a vast canvas for outdoor activities, gardening, or simply soaking up the sun. Whether it's a weekend barbecue or a quiet evening under the stars, this outdoor space is perfect for all occasions and seasons.

Set on a large block, this property offers plenty of room for future enhancements or extensions, making it an excellent investment for growing families. The spacious yard ensures children and pets have ample room to play, while adults can enjoy the tranquillity of their own private oasis.

Combining modern updates with classic comforts, this home is ideal for those seeking a balance between contemporary living and traditional warmth. Its peaceful location and spacious layout make it a standout choice for families looking to settle into the homely Belconnen community. Embrace the opportunity to create lasting memories in a home designed for convenience, comfort, and enduring appeal.

Features Overview:

- North facing
- Massive 13.3kW solar system
- Single level floorplan
- Located 2 minutes to Macgregor shops and 10 minutes into the Belconnen Mall for shops, restaurants, cafes, schools, transport options, parks and other amenities
- NBN connected with Fibre to the Premises (FTTP)
- Age: 16 years (built in 2008)
- EER (Energy Efficiency Rating): 5.0 Stars

Sizes (Approx.)

- Internal Living: 100 sqm
- Garage: 21.45 sqm
- Total residence: 121.45 sqm
- Block: 470 sqm

Prices:

- Rates: \$732.80 per quarter, approx.
- Land Tax (Investors only): \$1,217.43 per quarter, approx.

Inside:

- North-facing living and dining area at entry
- Brand new hybrid flooring
- Repainted throughout
- Parallel kitchen layout overlooking living area
- Separate water closet from bathroom

- Dedicated laundry room with internal access to garage
- 13.3kW solar system
- Included in the sale are extension plans that add a fourth bedroom, ensuite and second living area
- Ample storage space throughout

Outside:

- Expansive backyard, perfect for the growing family
- Large pergola for outdoor dining
- Extra large single garage
- Water tank
- Garden shed

Construction Information:

- Flooring: Concrete slab on ground
- External Walls: Brick veneer
- Roof Framing: Timber: Truss roof framing
- Roof Cladding: Metal decking roof cladding
- Window Glazing: Single glazed windows
- Wall Insulation: Thermal insulation value approximately R-2.0
- Ceiling Insulation: Thermal insulation value approximately R-4.0 with anticon roof blanket

Inspections:

We are opening the home most Saturdays with mid-week inspections. If you would like an inspection outside of these times please email us at: samdyne@stonerealestate.com.au.

Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.