

# 6 Eccles Circuit, Macgregor, ACT, 2615



## House For Sale

Thursday, 14 November 2024

6 Eccles Circuit, Macgregor, ACT, 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Treston Bamber  
0488488956

## This Home Ticks Every Box and Then Some

Begin a new chapter of peaceful family living with this modern, energy-efficient home in MacGregor. Set on a spacious corner block with expansive views over a grassy field and the golf course beyond, this immaculate property is the perfect retreat for growing families.

Intelligently designed for comfortable family living, this light-filled, easy-care home comprises three generous bedrooms, each with built-in robes and a garden outlook, a pristine modern bathroom with a bath, a huge shower and a separate toilet, a formal lounge room on entry, and an open-plan family and kitchen area that spills out to the open-air patio. The designer kitchen has everything you need for family cooking and entertaining, including abundant bench and storage space, induction cooktop, and dishwasher.

With a 20-panel 8.6 kW solar system plus solar hot water, you'll be set to keep energy bills to a minimum-the current setup has even supported a household of four with a credit balance after winter. Additional features include split-system heating and cooling for year-round comfort in the family room and main bedroom, an alarm system, a plumbed water tank, a double garage, and ample off-street parking for extra vehicles and guests.

Three distinct yard spaces-each framed by privacy-enhancing hedges-give the whole family room to enjoy their favourite activities, whether it's tending the gardens, a quiet cup of tea, a lively weekend BBQ with friends on the north-facing paved patio, or playtime for the kids. An irrigation system for the front and rear yards and a dripper irrigation system for the hedging make maintenance a breeze, leaving you more time for leisure.

Situated in a prime position on the edge of Macgregor, overlooking a field and golf course beyond, this home offers peaceful living while still being close to all amenities. A bus stop is one minute up the road, with a children's playground just beyond, and for shopping, Kippax Fair is only a four-minute drive away. A selection of schools are also close at hand, and easy access to arterial roads connects you to Belconnen (7km) and the city (19km).

If you're looking for a modern, energy-efficient family home in peaceful surrounds that doesn't compromise on convenience, this home ticks all the boxes. Come and see for yourself how good life here can be-contact the office today for a viewing.

Auction Details - This home will be auctioned on site on Saturday 7th December 2024 at 11:00am - Unless sold prior to.

### Features -

- Modern (2008), immaculate family home on a corner 512m<sup>2</sup> block
- Expansive outlook overlooking a field and golf course beyond
- Light-filled home with attractive timber-look flooring
- 3 generous-size beds with BIR, main with WIR + 1 bath + WC
- Formal living & dining room + combined kitchen & family area
- Modern galley kitchen with ample storage & bench space
- Induction cooktop, electric oven, dishwasher, plate warmer drawer
- 20-panel 8.6kw solar panels + solar hot water keep the bills low
- 5,000L water tank, pump to laundry, toilet, garden, dishwasher
- Split-system air conditioning + wall heater + alarm + blinds
- Double automated garage, internal access + off-street parking
- Paved entertaining area + gardens + lawns for kids to play
- Fully fenced with established, easy-care irrigated gardens
- Walk to buses, parks, primary school, minutes to Kippax Fair
- Easy access to arterial roads, amenities, Belconnen, the city
- Modern, energy-efficient home, great locale, peaceful outlook

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.