

1 Yoornie Way, Strathnairn, ACT 2615

home by holly

Sold House

Friday, 18 August 2023

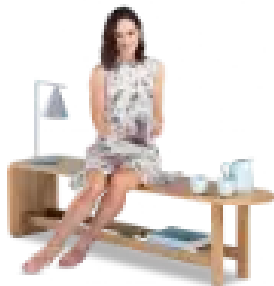
1 Yoornie Way, Strathnairn, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Ash Costello
0491850701



Sally Strang + Ash Costello
0491850701

\$882,000

#soldbyash #soldbysally \$882,000 This stunning three-bedroom home, rests on a corner block, taking in views to undulating mountain ranges and grassy fields. Large picture windows and glass sliders take full advantage of the dual sided vistas and forge a wonderful connection with the outdoors. Surrounded by open cow paddocks, tapestry of distant hills, you wouldn't guess you were living within a thriving city. Just across the way there are glimpses of the picturesque arts centre and café. The heritage homestead and rustic wool shed gallery, looking perfectly at home, sheltered by towering eucalypts and bounded by bushy trails. Benefiting from the passive qualities you would expect from an eco-friendly build - deep insulation, double glazing, solar array, water tank - the home is a sustainable, energy saver. Characterised by its airy sense of volume and saturation of light, the open plan living, dining, kitchen frames stunning vistas at every turn. Careful placement of large windows maximises the north-west solar orientation, making the whole arena sunny and bright all year round. Large ceramic flooring banks solar warmth and glass sliders open to covered patio, ideal for dining alfresco and entertaining. The kitchen has a soothing ethos with its white on white palette and natural stone countertops. A trio of glass pendant lights illuminate the large island bench and there is a wonderful open sociability, perfect for easy family meals, sophisticated dinner parties. Double full height pantries take care of seamless storage, while stainless steel appliances gift a culinary edge. The second living area allows for flexi combos of both family connection and repose. It's a great space for the kids to hang out with its easy drift to patio and soft lawns. Equally it is an ideal snug...doors drawn closed as you snuggle with a good book or lose yourself in a movie or two. Nicely sequestered at the front of the home, the master bedroom frames iconic Aussie big sky landscape. It is not unusual to wake to the soft rustling and calls of cows as they idle across the grassy hill. A large walk-through-robe ushers to stunning ensuite - all soft grey tiling, warm timber vanity with a spoil of twin basins. Two generous bedrooms, both with built-in-ropes occupy the northern side of the home, welcoming a lovely continuity of light. Both are amenable to a large family bathroom with an inviting freestanding tub and soothing natural materiality. Surrounded by beautiful countryside, with roads and paths optimised for pedestrians and bikes, Strathnairn is a new suburb with a focus on family and outdoor connection. The home sits across from Strathnairn Arts Centre and Stepping Stones Café, offering scrummy vegetarian meals created fresh from their own productive gardens. Paddy's Park, The Link, Shepherds Lookout, and a myriad of bushwalking trails including The Bicentennial Trail, are all close to hand. The suburb also offers a communal vegetable garden and free public transport. The dynamic Belconnen precinct is 10 minutes away and it is a mere 17 minutes to the CBD by car. features..beautiful three-bedroom home on corner block and surrounded by reserve. built by eco-friendly group Element Building Projects .sunlit open plan living flowing to covered patio. views to open paddocks and Brindabella mountains. second living area. crisp white kitchen with generous island bench, stone countertops, twin full height pantry cupboards and stainless steel appliances including Bosch dishwasher, Ariston wall oven, ceramic cooktops and rangehood. master bedroom with peaceful views to paddocks, walk-through-robe to ensuite. contemporary ensuite with floor to ceiling tiles, timber vanity and twin basins. bedroom two and three, generous and north facing. large family bathroom with deep freestanding tub and floor to ceiling tiles .full size internal laundry in European style. ceramic flooring to social spaces. sheer curtains and vertical blinds. soft carpet to bedrooms. high EER rating. solar array. double garage with internal access. water tank. short stroll to Strathnairn arts centre and Stepping Stone vegetarian café. bounded by reserves with ample walking trails. close to Paddy's Park .handy to the dynamic Belconnen Precinct and not far from the CBD. approximate rental value \$680 per week EER: 5.5 Living size: 139m² approx. Land size: 388m² approx. Year built: 2020 Land value: \$444,000 approx. Land rates: \$583 p/q approx. Land tax: \$1,259.25 p/q approx. (only applicable for investment)