

11 Tingha Place, Fisher, ACT 2611



Sold Other

Saturday, 24 February 2024

11 Tingha Place, Fisher, ACT 2611

Bedrooms: 4

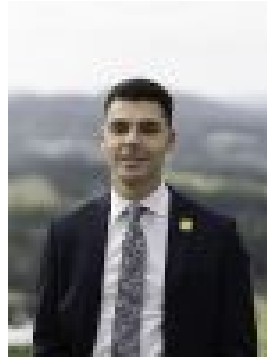
Bathrooms: 2

Parkings: 2

Type: Other



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\$1,610,000

Welcome to 11 Tingha Place, Fisher, a masterpiece of modern living nestled in a picturesque cul-de-sac. Built to exacting standards in 2020, this exquisite family home presents an exceptional opportunity for those seeking refined comfort and style. Boasting an expansive 229m² of internal living space, every detail of this residence exudes luxury and sophistication. As you step inside, you're greeted by the warmth of engineered timber floors and the inviting ambiance of the separate media room, perfect for quiet evenings or entertaining guests. The heart of the home unfolds into a spacious open-plan living area, adorned with full-height double-glazed windows that flood the space with natural light and frame picturesque views of the surrounding landscape. Gather with loved ones around the modern gas fireplace, or delight in culinary creations in the stunning contemporary kitchen, complete with sleek stone benchtops, a full-size butler's pantry, and premium appliances. The vast island bench features three Velux double glazed skylights above which bathes the space in ample light. From here, step out onto the expansive covered alfresco area and soak in the breathtaking vista of Mount Taylor, a serene backdrop for outdoor dining or relaxation. Embrace sustainable living with a 5.6kw solar system and 13.5kw Tesla Powerwall battery, complementing the home's exceptionally high energy efficiency rating. With ducted reverse cycle heating and cooling plus instant gas continuous hot water there's little left to do but sit back and enjoy the benefits on demand. Beyond the luxurious interiors, 11 Tingha Place offers the added convenience of a prime location. Positioned privately at the end of the cul de sac, the 747m² parcel of land is framed by landscaped gardens. Situated in the sought-after suburb of Fisher, residents enjoy the tranquility of a close-knit community while being just moments away from the bustling amenities of Cooleman Court, Woden and the vibrant city center of Canberra. Whether it's shopping, dining, or entertainment, everything you need is within easy reach. Plus, with top-rated schools, parks, and recreational facilities nearby, this neighbourhood offers the perfect blend of convenience and quality of life. Experience the epitome of modern living and schedule a private viewing of 11 Tingha Place today. With its impeccable craftsmanship, stunning design, and enviable location, this is more than just a home - it's a lifestyle opportunity not to be missed. Discover your own piece of paradise in Fisher and make 11 Tingha Place your forever home.

Property Features Include:

- Separate formal living or media room
- Large open plan living with full height double glazed windows and gas fireplace
- Premium quality kitchen with appliances and full sized butlers pantry
- Three double glazed Velux skylights above island bench
- Expansive covered alfresco with views of Mount Taylor
- Private master suite with walk in robe and ensuite
- Three additional bedrooms all fitted with built in robes
- Home office or study situation in the heart of the floorplan
- Secure double garage with internal access
- Beautiful established landscaped gardens and lawns
- 5.6kw solar system and 13.5kw Tesla Powerwall battery
- Ducted reverse cycle heating and cooling
- Instant gas hot water

Block: 747sqm • Living: 229.52sqm • Alfresco: 19.62sqm • Garage: 42.97sqm • Built: 2020 by Rawson Homes • EER: 6.0 • UV: \$750,000 (2023) • Rates: \$3,717.10pa • Land Tax: \$8,465pa (Investors only)

Close Proximity to:

- Arawang Primary School
- St John Vianney's Primary School
- Mount Stromlo High School
- Cooleman Court
- Westfield Woden
- Canberra City
- Local playgrounds and sporting facilities
- Arterial roads, bike and walking paths
- Mount Taylor & Cooleman Ridge Nature Reserves

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.