

# 11 Whitham Place, Pearce, ACT 2607



## Sold House

Wednesday, 7 February 2024

11 Whitham Place, Pearce, ACT 2607

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 908 m<sup>2</sup>

Type: House



Rowan Glanville

0431145951

**\$1,285,000**

Step into the timeless elegance of Whitham Place, set back and hidden from the street with mature plantings. A late 1960s gem meticulously maintained by a single devoted owner. Nestled at the end of a quiet cul-de-sac & siding reserve whilst gracing the high side of the street, the residence offers breathtaking valley views over the Woden Valley. Beyond its original aesthetic allure, this home seamlessly combines classic design with modern comfort, featuring a single-level layout that includes spacious dining and lounge areas strategically positioned to capture the warm northeast sun. The property's expansive block boasts mature shady trees, creating a landscaped oasis that enhances the tranquility of its surroundings. Convenience meets serenity with proximity to esteemed schools, a variety of shops, Mt Taylor Nature Reserve, and a local bus service to Woden. The fully fenced backyard includes a practical carport for side-by-side parking of two cars. What sets this residence apart are its innovative passive solar features, such as full-height floor-to-ceiling doors, cross flow ventilation and mature shading, a touch of forward-thinking design. Discover the charm and functionality of 11 Whitham Place, endless possibilities await. Large 908m<sup>2</sup> block Adjoining reserve and parkland Outstanding potential Ideal aspect of block Quiet cul-de-sac Large living with separate dining and family room Flexible bed 4/study Additional powder room Tightly held location