

111 Petterd Street, Page, ACT 2614

House For Sale

Friday, 3 May 2024



111 Petterd Street, Page, ACT 2614

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 742 m2

Type: House



Obi Shadmaan

0423980763

25/05/2024

Step into luxury and comfort with this meticulously renovated single-level residence. Boasting two spacious living areas, an open-plan layout, and a thoughtfully designed kitchen, this home is an entertainer's delight. The bedrooms offer generous space, with the main bedroom subtly separated for added privacy, catering to every need of modern living. Indulge in the finer details of this home, from the modern kitchen featuring 20mm Ardesia Quartz waterfall benchtops to the fully-electric setup with Daikin AC, induction cooking, and EV-ready power supply. The property is equipped with smart features like a RainMachine weather-sensing irrigation system and a comprehensive video security system. Outside, the charm continues with beautiful Western Red Cedar cladding, adding to the allure of the front porch. Nestled in the heart of Page, enjoy the convenience of being close to everything this lifestyle has to offer. From shopping and dining to recreational activities and excellent schools, immerse yourself in the vibrant community while still enjoying the tranquility of suburban living. Don't miss out on the opportunity to make this perfectly crafted home yours.

The Perks.

- 3 bed, 1 bath, 3 car design
- Modern kitchen with 20mm Ardesia Quartz waterfall benchtops, induction cooktop, electric oven, dishwasher, breakfast bar, ample storage and bench space
- Subtly segregated master bedroom with ceiling fan and garden views
- Ducted, zoned Daikin reverse cycle air conditioning with Wifi control
- Fully electric home, with induction cooking, Stiebel Eltron heat pump hot water, and EV-ready 15A power to garage
- Freshly painted and newly carpeted
- Full size laundry with powder room
- Large outdoor entertainment area, freshly painted deck and pergola
- Private and spacious backyard perfect for kids and pets to play
- Wired network and video security system
- RainMachine weather-sensing irrigation system throughout established gardens and veggie beds
- Durable and sound-absorbing Western Red Cedar external cladding to front porch
- Large double metal garage with ample storage and workman's bench
- Additional carport and car spaces along driveway and front of house
- Easy maintenance gardens

The Lifestyle.

- Walking distance to Hawker, Scullin and Page shops, public transport, parks and nature walks
- Moments to the new Capital Food Markets, the Pinnacle Nature Reserve and Mount Painter
- Stones-throw away from Westfield Belconnen Mall
- Short drive to the Canberra CBD

The Numbers.

- Living size: 128m²
- Garage: 39m²
- Block size: 742m²
- Unimproved value: \$641,000 (2023)
- Rates: \$3,515 per annum
- Land tax (investors only): \$6,133 per annum
- EER: 4 stars
- Build: circa 1970's