

12 Ariotti Street, Strathnairn, ACT 2615



Sold House

Monday, 23 October 2023

12 Ariotti Street, Strathnairn, ACT 2615

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 476 m2

Type: House



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\$1,230,000

Impeccably crafted to the highest of standards, this superbly appointed family residence presents a contemporary offering. Spread over 209m² (approx.) of internal living and 287m² (approx.) of total floor area. This carefully considered architectural design combines with bespoke finishes to create a truly magnificent family home. Premium inclusions, pristine presentation and an enviable family lifestyle are just the beginning in this sophisticated 4-bedroom family home. Featuring a clever single-level, modern design, 2.7m ceilings and spacious living areas, the near-new home maximizes natural light and produces such a warm, inviting atmosphere, friends and family won't want to leave. The master suite is a perfect haven from all the hustle and bustle, with its own walk-in-robe, exquisitely modern ensuite and a formal lounge at the front of the home, while the other three generously sized bedrooms are serviced by two extended main bathroom and have easy access to the backyard. The kitchen is ideal for the aspiring chef, with 900mm top end appliances and fittings, a walk-in pantry and bench space to rival any MasterChef table. Enjoy afternoons out of the sun under the expansive alfresco reading a good book or relaxing with your friends and a glass of wine - this space is perfect for entertaining or kicking back. With Strathnairn growing and developing into a beautiful space, filled with greenery and impeccably finished homes, places will be snapped up quickly. Secure yourself and your family in style and contemporary comfort, inspect this opportunity now. Features: *Near new 4-bedroom, ensuite home with premium finishes* Double car garage *Extended tile alfresco with built in kitchen* AEG induction cooktop 900mm, AEG Oven, AEG combi microwave and fully integrated AEG dishwasher. * 900 mm Schweigen range-hood with motor in the roof.* 60 mm Quantum Quartz Stone bench tops *Walk in pantry* Custom joinery throughout *Oversized main bathroom + bath* Guest room with attached bathroom *Floor to ceiling tiling* Additional light fittings* Downlights to bedrooms* Daikin 16 -18 KW heating cooling unit with individual control to all rooms.* Fully landscaped facade and yard* Electric hot water pump* 10 kWh approx solar panels* Colorbond fencing* Fulling functional security system - including 8 cameras* Block out blinds to all areas* Extra high ceilings* All internal walls have extra insulation Property details: Block size: 476 m² approx House : 287.33 m² approx EER: 6 Stars Rates \$683 per quarter Land Tax \$1,101 per quarter