

12 Barlee Place, Stirling, ACT 2611



House For Sale

Thursday, 4 April 2024

12 Barlee Place, Stirling, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 714 m2

Type: House



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Auction 27/04/2024

This delightful 4-bedroom home fuses space, light and comfort with expansive living areas in a tightly held sought-after suburb. The kitchen is spectacular. A large island bench with breakfast bar centres the space, while the walk-in pantry and gas cooktop are a foodie's dream. The light flows seamlessly throughout the space. It's the central hub that anchors the open plan dining and family rooms, framed by expansive windows and gleaming gloss tile flooring. There are two additional generous living spaces. The first is a dedicated lounge, perfect for kicking back at the end of the day with a book. The second is a media room but works equally well as a large rumpus or guests retreat. Double glazing has the double effect of reducing your energy bills and insulating against the sounds of the outside world. At the other end of the home, the master suite makes the perfect evening retreat away from the central hub. The huge room with walk-in robe and double-vanity ensuite will make you feel like it's your very own 5-star hotel room. The second bedroom is spacious as well, while bedrooms 3 and 4 are a great size for kids or guests. All bedrooms have plush carpeting for that subtle underfoot luxury. Nestled amongst the bedrooms, the standalone study provides the ideal quiet space for a home office or homework zone, while the beautiful central bathroom boasts a contemporary aesthetic and full bath. Stepping outside, established greenery creates a private sanctuary for the kids or dogs to run amok in. Around the corner, the paved alfresco is set to become your new go-to venue for family barbecues and get-togethers with friends. The double garage and additional off-street parking means plenty of room for plenty of guests. This charming home is perfect for growing families or people who enjoy a bit of extra space. Located in a quiet cul-de-sac in a peaceful neighbourhood, yet walkable to the shops, restaurants and public transport at Cooleman Court, it offers the rare combination of quiet and convenience. The property's proximity to local schools and nature trails make it clear why Stirling properties are so popular.

12 Barlee Place is not just a home, it's a place for building memories, and living your life your way, with comfort and convenience.

HIGHLIGHTS
Entrance Hall
Kitchen features large island bench with breakfast bar, dishwasher, walk-in pantry and five burner gas cooktop
Open plan dining and family room
Master suite with walk in robe and double vanity ensuite
Bedrooms 2, 3 and 4 all have built in robes
Formal lounge Room
Media or rumpus room
Home office or study space
Double glazed and single glazed windows throughout
Gas heating and evaporative cooling
Double garage with internal access
Linen cupboards
Plenty of secure off street parking for car, trailer or boat
Paved outdoor entertaining area with covered pergola and spa
Drip irrigation system throughout landscaped gardens
Fully fenced backyard ideal for children or pets
Security system

CLOSE PROXIMITY TO
Nestled in a quiet cul-de-sac and a short walk to Chapman shops, Waramanga shops, Cooleman Court Shopping Centre, Weston Creek Labour Club, Stirling District Playing Fields, Chapman Primary School, St Luke's Early Learning Community, St John Vianney's Primary School, Orana Steiner School, Mount Stromlo High School, Mount Stromlo Forest Park and Cooleman Ridge Nature Trail. Quick 10 minute walk to R7 bus connection to the city interchange. Short drive to Woden, Canberra Hospital, ANU and Canberra City.

STATISTICS (all figures are approximate)
Block: 8 Section: 11
Land Size: 714m²
EER: 6
Internal Living: 226.84m²
Garage: 40.59m²
Home Size: 267.43m²
Land Value: \$620,000 (2023)
Year Built: 2012
Rates: \$3,382 annually
Land tax: \$5,848 annually (if purchased as an investment)