

136 Pro Hart Avenue, Strathnairn, ACT 2615

House For Sale

Wednesday, 10 April 2024



136 Pro Hart Avenue, Strathnairn, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 126 m2

Type: House



Steve Lowe
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Mac McLean
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\$699,000+

Introducing a newly constructed two-story residence in Strathnairn, where modern luxury meets functional design. This standalone residence comes with the added benefit of no body corporate fees, ensuring your independence and privacy. As you enter, the open-plan kitchen, dining, and living area welcomes you, featuring a Fisher & Paykel oven and cooktop, matte finish cabinetry, and generous space for hosting guests. The ground floor boasts 2.7-meter ceilings and double-glazed windows, creating a bright and inviting ambiance. Ducted reverse cycle air conditioning with two zones ensures comfort throughout the year whilst the additional downstairs toilet off the laundry adds convenience and functionality. Upstairs, the layout offers two spacious bedrooms and a flexible third room ideal for a bedroom or study, adapting to your lifestyle needs. Indulge in the luxurious bathroom with floor-to-ceiling 600mm x 600mm tiles, a freestanding bath, and a skylight that bathes the room in natural light. The master bedroom features built-in robes and a motorized blind for added convenience. Outside, a landscaped courtyard provides a private escape. Other features include a secure colorbond rear fence, an oversized single enclosed carport, and a solar system for energy efficiency. With its modern amenities and prime location, this home is certain to leave a lasting impression.

- 2.7m ceilings downstairs
- Double glazing (All windows)
- Open plan kitchen, dining & living
- Fisher & Paykel oven & cooktop
- Matte finish kitchen cabinetry
- Ducted reverse cycle AC (2 x Zones)
- Luxurious bathroom
- Floor to ceiling 600mm x 600mm tiles & skylight in bathroom
- Freestanding bath
- Built in robes to master and bedroom 2
- Motorised blind in master bedroom
- Motorised skylight in bedroom 3 / study
- Shear & block out blinds & curtains
- Separate downstairs toilet off laundry
- Functional modern laundry with extra shelving
- Ceiling fan
- Solar system
- Under stair storage
- Landscaped courtyard
- Secure colorbond rear fencing
- Oversized single enclosed carport
- On street parking
- Ceiling insulation: R5
- Wall insulation: R2

Separately titled (No body corporate!) Built: 2020 Living: 115m² Enclosed Carport: 31m² Total: 146m² Block: 126m² Rates: \$444pq Land Tax (If tenanted): \$605pq* To receive the contract of sale, building report, and additional documents via email within just 10 minutes of your enquiry, please fill out the online request form. Be sure to check both your inbox and junk folder for prompt delivery, available 24/7.