

138 Pro Hart Avenue, Strathnairn, ACT 2615

House For Sale

Thursday, 16 May 2024



138 Pro Hart Avenue, Strathnairn, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 173 m2

Type: House



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Auction

Spacious, stylish, and featuring a quality design, this superb residence is presented in excellent condition and provides a contemporary family lifestyle that is supremely easy-to-maintain. It features a light and airy floorplan with crisp open interiors, good sized rooms, and a private courtyard at the rear. This pristine home ticks all the boxes for immediate enjoyment with its large size, great versatility, and fantastic location that's close to neighbourhood parks, the Nature Reserve and Belconnen Town Centre.

FEATURES

- Modern, two-storey separate title home
- Lovely outlook to the Nature Reserve
- Open plan living, dining and kitchen area
- Kitchen with stone benchtops, quality appliances, and walk-in pantry
- Separate laundry
- Downstairs powder room
- Easy care, private courtyard
- Main bedroom with walk-in wardrobe and ensuite bathroom
- Two additional bedrooms, both generous in size with built-in wardrobes
- Main bathroom with freestanding bath
- Ample storage throughout, including linen cupboard and under-stair storage
- Double glazed windows throughout
- Ducted reverse cycle air conditioning
- Double garage with automatic door and internal access
- Close to numerous nature trails
- Catchment area for Kingsford Smith Schools P-6 & 7-10, Macgregor Primary School, and Hawker College
- Short drive to Kippax Fair Shopping Centre and Belconnen Town Centre

WHAT THE SELLERS LOVE ABOUT THE HOME

- The beautiful view of nature from the master bedroom. It provides a constant source of tranquility and beauty.
- The peaceful neighbourhood is well-maintained and filled with friendly people. This is one of the reasons why we adore our home.
- The home has ample space, which is perfect for accommodating the lively lifestyle of a young family. The home also has multiple play areas.

STATISTICS (all figures are approximate)

EER: 6.0
Living Area: 169m²
Garage: 41m²
Land Size: 173m²
Construction: 2020
Rates: \$502 per quarter
Land Tax: \$703 per quarter (only applicable if not primary residence)
Rental Range: \$680 - \$700 per week