

# 15 Malcolm Cole Terrace, Whitlam, ACT 2611



## Sold House

Monday, 14 August 2023

15 Malcolm Cole Terrace, Whitlam, ACT 2611

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 245 m2

Type: House



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**\$1,060,000**

\*Construction has commenced - completion 2024\*This stunning separate title home in Whitlam offers an incredible opportunity to own a luxurious home with breathtaking views of the Brindabella Ranges and the Molonglo Valley without paying for any strata fees. Only a 5% deposit required on exchange with balance 95% payable at settlement in 2024. This is the best value proposition on the market. Boasting 4 bedrooms, 3 bathrooms and multiple living areas, it is designed to provide plenty of space for everyone. Upstairs, the gourmet kitchen, living and dining areas seamlessly connect to the outdoor garden, providing the perfect space for entertaining guests or simply relaxing in peace. The master suite is segregated for added privacy with an expansive walk-in robe and a private balcony perfect for those morning coffee. There is an additional bedroom at this level which is serviced by its own bathroom, making sure there is room for everyone to get ready in the morning. The downstairs area is a versatile space that can be rented out separately, making it an excellent option for those desiring additional income or for multigenerational families. There is a rumpus/living area, two bedrooms and a bathroom on this level with options to create a kitchenette, all this with a separate entrance offering multiple options to the buyers. In addition to the stunning views and versatile living spaces, the home features a striking façade with a combination of deco-wood & monument cladding, aluminium & glass balustrades, and rendering making a lasting first impression. You can make selections for every finish internally, ensuring that your home is customized to your exact preferences. The inclusions are exceptional, with generous joinery and flooring allowances, double glazed windows and sliding doors, zoned ducted reverse cycle air conditioning, timber or tiling in the living areas, 40mm/20mm stone benchtops, 900mm Bosch, Smeg or Franke appliances, semi-integrated dishwasher, soft close cabinetry, full-height tiling in bathrooms with wall hung vanities and a 7.4 EER efficiency for low running costs. Don't miss out on this opportunity to own a spacious separate-title home in Whitlam without being in a strata complex. With the incredible inclusions and only a 5% deposit until settlement, this is a rare opportunity that won't last long. Contact Rahul Mehta or Arjun Choudhary for more information.

Summary of features:-Luxurious separate title residence available with a 5% deposit -Breathtaking views of the iconic Brindabellas-Generous flooring & joinery allowances-4 Bedrooms-Segregated master suite with WIR & expansive balcony-3 well-appointed bathrooms, with full height tiling-Segregated downstairs area offering multiple options-Private atrium -High quality kitchen with premium stone & extensive joinery -40mm/20mm stone benchtops-Walk-in Pantry-900mm Bosch/Smeg/Franke Appliances-Soft close cabinetry-Double glazed windows & sliding doors-Ducted reverse cycle air conditioning (zoned)-Timber/tiling in the living area-High energy efficiency of 7.4 EER - low running costs-Sizeable backyard ideal for social gatherings-Large double car garage -NBN ready-Ready to move in 2024

Key figures: • Ground floor living: 69m<sup>2</sup>• Upstairs floor living: 108m<sup>2</sup>• Total living: 177m<sup>2</sup>• Total backyard: 49m<sup>2</sup>• Garage: 39m<sup>2</sup>• Total built area: 222m<sup>2</sup>• Block: 245m<sup>2</sup>• Rental return: \$900.00 - \$1,000.00 per week