

# 15 Stutchbury Street, Page, ACT 2614

## House For Sale

Thursday, 11 January 2024

15 Stutchbury Street, Page, ACT 2614

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 707 m2

Type: House



Brett Hayman  
0411414624



Martin Faux  
0421593602

**\$1,090,000+**

An outstanding opportunity is now available for you to secure a privately well presented home in one of Page's most sought after and tightly held loop streets. Inside, you will be immediately drawn in through the spacious open plan feel, flooded with an abundance of natural light that is captured by a large window, providing an exceptional outlook to the private and established rear garden. The updated kitchen is the hub of the home, overlooking the rear outdoor entertaining area, and is well appointed with stainless steel appliances, stone bench-tops plus generous storage space. Accommodation is provided by four bedrooms, with main offering a modern ensuite and built in robe. Three other bedrooms are serviced by an updated bathroom. The private deck overlooking the lush back yard, perfect for a morning cup of coffee or hosting the entire family over for the weekend BBQ. To the rear of the property additional storage is available with two sheds. There is also a designated area for a significant sized veggie patch to be grown. Within a short stroll to local schools and only minutes to Belconnen Town Centre. Outstanding opportunity, move in and enjoy.

Summary of Features:- Quiet loop street - Easy care 707m<sup>2</sup> parcel of land- Ducted gas heating- Reverse cycle air-conditioning in living room- Ceiling fans in all rooms- Instantaneous gas hot water- Updated modern kitchen with lots of cupboard storage, stainless steel dishwasher, which overlooks back pergola.- 500m to Hawker shops (less than 10 mins walk)- Double glazed windows with blackout blinds throughout- Security screen doors on all doors- Key-lock windows - Open plan living area - Rear covered entertaining area- Four bedrooms, main with ensuite bathroom - Updated main bathroom - Additional powder rooms for guests- Low maintenance established gardens with cubby house - Enclosed backyard with lots of entertainment space- Double garage - Single carport with motorised roller door- Additional parking bay on driveway- Two sheds to the rear of the property- Opposite primary school - Minutes to Belconnen Town Centre - Feeder suburb to a number of local schools

Rates: \$3,279 pa  
Land tax: \$5,629 pa  
UV: \$588,000  
Living: 145sqm  
Block: 707sqm  
EER: 4.0