

17 Arkwookerum Street, Whitlam, ACT 2611

VERV

House For Sale

Sunday, 10 December 2023

17 Arkwookerum Street, Whitlam, ACT 2611

Bedrooms: 5

Bathrooms: 2

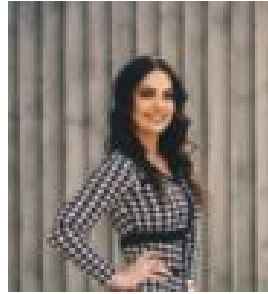
Parkings: 2

Area: 523 m2

Type: House



Jason Roses
0431419847



Alysia Walsh
0400880915

\$1,750,000+

Directions: Off Hazel Hawke Ave, Whitlam

Welcomed to the market is this newly built designer home, built by one of Canberra's leading, award-winning builders, Blackett Homes; renowned for their quality, having built homes in Canberra for over 40 years. This architecturally striking residence was carefully designed by Solarcert Building Designs, and the interiors meticulously selected by Helen Tadiello from renowned Sugar Designs. A home of breathtaking proportions and impressive finishes. This impressive residence offers a uniquely distinctive mixed-use facade with a high pitch roofline, a photo worthy property from the moment you reach the driveway. The interiors are soft, warm, and welcoming, finished with engineered timber floors, 100% wool carpets and high ceilings to provide a sense of space and comfort year-round. As you walk through the home, one will easily appreciate the quality and attention to detail that has gone into the construction of this property. Features that include completely custom joinery and cabinetry, wide staircase, grand entry, feature LED strip lighting, custom vanity units finished with stone benchtops and extra height doors to name a few.

Number 17 is a gorgeously appointed, brand-new home in the heart of Whitlam and has been meticulously designed over a generous 310m² under roofline, spanning over two stunning levels. A large, segregated master bedroom on the ground floor offers walk-in-robe with custom joinery, designer ensuite finished with wall-hung stone benchtop double vanity, floor to ceiling tiles and large double-head shower with frameless glass. Upstairs the remaining bedrooms are located with study nook, breakout living space and main bathroom; perfect for families with kids or live-in family. A designer kitchen finished with 30mm stone benchtops, double sink, tiled splash back, quality ASKO appliances and a spacious walk-in-pantry with sink and custom joinery, will make a great space to host lavish dinner parties with family and friends. The design brief focusing on a desire to provide a home with generous livability for larger families has been carefully considered within the layout, ensuring three separate living areas to be enjoyed with its very own theatre room, flexible to become a functional 5th bedroom. Nestled within one of Canberra's most desirable suburbs; Whitlam has become one of the Molonglo Valleys most sought-after suburbs. Surrounded by beautiful walking trails, open parkland with captivating views of the surrounding natural landscapes and Telstra Tower. Features Include;

- Brand new construction
- Interiors by Sugar Designs
- Built by award-winning Blackett Homes
- Level 523m² block of land
- Stunning double storey design – 267m² living
- Stunning Tasmanian Oak front door
- Engineered timber floating floors throughout
- Double glazed windows and doors throughout
- 2 x Toshiba Ducted reverse cycle heating and cooling systems (three-phase) plus ceiling fans to main living area and alfresco
- Five generous bedrooms with Bremworth 100% wool carpets
- Segregated master bedroom with walk-in-robe finished with custom joinery and ensuite offering double shower, wall-hung double vanity, floor to ceiling tiles, shaving cabinets and under floor tile heating
- Generous theatre room / 5th bedroom
- Master and Bedroom 2 with external window furnishings to shelter from afternoon sun
- Two designer bathrooms with floor to ceiling tiles, wall-hung vanity units & shaving cabinets
- Spacious main bathroom offering freestanding bath and separate shower
- Power room downstairs for guests
- Three separate living areas
- Extra wide staircase with handrail LED lighting
- Study Knook upstairs with joinery
- Designer kitchen with 30mm stone benchtops, double sink, large island benchtop, soft close drawers, tiled splashback, custom cabinetry and Velux skylight
- Quality kitchen Appliances; Asko Pyrolytic Oven, Asko 900mm Induction Cooktop, Asko dishwasher and Schweigen 900mm undermount rangehood
- Walk in Pantry with custom joinery and cabinetry, stainless steel sink and tiled splashback
- Mudroom off garage with custom joinery and cabinetry perfect to store shoes and coats
- Large laundry offering ample storage and bench space plus hanger rack, with external access direct to clothesline
- Large under-stair area with lighting – the perfect wine cellar or storage room
- Covered alfresco with ceiling fan, 2 x power connections & hot and cold water provisional points
- Double garage with internal access and automatic door with epoxy finish to floor, isolation switch and separate circuit for future electric vehicles
- Security system with outdoor siren, motion sensors and keypad
- Solar electricity system 7KW
- Rainwater tank 5,000L slimline connection to toilets, provision point to laundry
- Rinnai electric hot water system 335L
- Fully landscaped with low maintenance gardens and automatic irrigation
- Positioned within the growing suburb of Whitlam

Additional Features

- 90 days maintenance liability period
- R6.0 ceiling insulation to living areas and garage only
- R2.7 wall insulation to external walls including internal garage
- R2.0 sound insulation between master bedroom / ensuite, laundry / family, theatre internal walls, Bed 3 internal walls and Bed 4 / Break out walls
- R2.0 sound insulation upper floor joist areas
- Custom joinery and cabinetry throughout
- Data points throughout (CAT 6)
- NBN (FTTP) compliant wiring
- Three phase power meter board update
- High 2.55m ceiling height to ground and first floor
- High 2.7m ceiling height to family, dining, kitchen & WIP
- 2.4m double glazed windows with aluminum frame to

dining/living areas Date of Completion: 2023 EER: 6.6 stars Lower Living: 168.86m² approx. Upper Living: 98.74m² approx. Total Internal Living: 267.60m² approx. Garage: 42.90m² approx. Alfresco: 18.44m² approx. Porch Area: 8.34m² approx.