

17 Frearson Street, Strathnairn, ACT 2615



House For Sale

Thursday, 18 April 2024

17 Frearson Street, Strathnairn, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 528 m2

Type: House



Lauryn MeredithRettie
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Auction 11/05/24

Lauryn Meredith-Rettie, from Ray White Canberra, warmly invites you to discover your new home at 17 Frearson Street. Whisper quiet and nestled beneath the majestic Brindabella Mountains, this property offers unparalleled tranquillity while embracing the coveted lifestyle offered living on Strathnairn's 'Dress Circle'. With elevated views of vibrant Paddys Park, your new Frearson Street residence offers a charming opportunity to own a piece of this exclusive street. Enjoy picturesque curb appeal, year round comforts, and cutting-edge, energy-efficient sustainability features for a truly unparalleled living experience. As you enter the residence, soak in the inviting ambiance of your well-lit formal lounge or sitting room, a truly serene space for day-long relaxation. Here, each moment is enhanced by the tranquil surroundings of the meticulously tended, Paddys Park. Further inside, the split-level property seamlessly integrates the open-plan living and dining space with a contemporary kitchen, extending into an activities room and alfresco area for versatile living and entertaining. The modern kitchen features Bosch stainless-steel appliances, fridge plumbing and chic low-maintenance waterfall-stone benchtops, all enhanced by a chef's delight walk-in pantry. Thoughtfully designed, the home highlights four comfortable bedrooms, each equipped with built-in or walk-in robes. The master bedroom ensures privacy and features mirrored his 'n her walk-in robes, along with an impeccable ensuite featuring a double vanity. The layout and finishes of the remaining three bedrooms maintain the property's ambiance and privacy. Comfort is paramount with ducted reverse cycle heating and cooling across three zones, ensuring year-round climate control. The laundry boasts ample linen storage and external access, while the backyard is designed for both entertainment and practicality, featuring a spacious grassed area, a flourishing vegetable patch ready for harvest and a convenient 3x3 garden shed. Completing the checklist for your new family home is its spacious double garage, capable of accommodating two large vehicles, offering space to hang your bikes, and providing plenty of extra storage for all your gear. The double glazed property is equipped with 7.6kw solar panels and battery provision, complemented by a comprehensive home energy management system to minimise electricity costs. Coupled with water conservation systems and innovative design choices, you can rest assured knowing you've reduced your ecological footprint while maximising your comfort. Additionally, the inclusion of a 6-camera, hard-wired Swann security system accessible via smartphone adds an extra layer of security and peace of mind. Living in the Ginninderry community offers more than simply enjoying amenities like community food gardens, playgrounds, sporting grounds, dog parks, hiking tracks, biking trails, and riverside recreation areas. It's about embracing eco-conscious living and benefiting from cutting-edge sustainability features. Living approximately 160 metres from the upcoming Strathnairn School further ensures you've considered every aspect of intentional living. As Strathnairn evolves and the neighbouring suburb of Macnamara takes shape, Ginninderry stands out as a premier destination for picturesque, sustainable community living. Nestled among its most sought-after locations, your move to 17 Frearson Street promises a desirable and idyllic living experience, embodying the simplicity that epitomises your new lifestyle.

PADDYS PARK: The local residents highly value this lively and dynamic community park, which features diverse active and informal recreational zones, as well as a wetland system and boardwalk. It is the venue for Christmas in the Park celebrations, weekly fitness gatherings, community gardens and serene nights amidst the calming mountain surroundings. Additionally, the park features a multi-use sports court and cricket nets. There are ample spots for family leisure and community building, including barbecue and picnic areas, an amphitheatre, and a dedicated space for community gatherings. Alongside a spacious playground, the park boasts various informal play zones for its visitors to enjoy.

PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION SATURDAY, 11TH MAY - ON SITE AT 11:00AM

FEATURES: * Elevated position, on a comfortable 528 sqm* 182 sqm living plus 40 sqm garage * 14 sqm covered outdoor areas* Four-bedrooms, two-bathrooms family home* Split level, custom built 2021* Spacious lounge & dining room* Formal lounge room/sitting room* Activities Room/Study* Open-plan kitchen seamlessly integrates with the living and dining area* Equipped with Bosch electric cooking, dishwasher, ample soft close storage and walk-in pantry* Fridge plumbing* Large master bedroom with walk-in-robe and double vanity ensuite* Built-in robes in other bedrooms* Modern bathrooms with neutral colour schemes, floor to ceiling tiles and oversized showers* Laundry with sizable storage options* Crimsafe front and rear security screen doors* Ceiling fans in living, master & alfresco* Ducted reverse cycle heating and cooling across three zones* Double glazed windows throughout* 7.6kw solar panels installed with battery provision & Home Energy Management system (HEMS)* Heat pump hot water* Paved outdoor alfresco area w plumbed BBQ provision* Low maintenance front yard with irrigation system for garden. * Spacious backyard, suitable for entertaining with ready to harvest vegetable patch* Dual-space off-street parking for guests.* 3x3 garden shed* 6-camera hardwired Swann security

system accessible via smartphone

AMENITIES: * Opposite the locally renowned Paddys Park* 160 metres to the Strathnairn Early Childhood Education Care (ECEC) to Yr6 school (opens 2026. ACT Gov)* 6 minute drive to Macgregor Primary School* 6 minute drive to Kingsford Smith School* 9 minute drive to St John the Apostle Primary School* 5 mins drive to Kippax* 3 mins drive to Burns Golf Club* 10 mins drive Calvary Private and Public Hospital and University of Canberra* 10 mins drive to Westfield Belconnen shopping centre* 17 mins drive to City* Free bus route runs every half hour 7 days a week* 10 mins walk to Ginninderry Dog Park* Bike exclusive tracks throughout suburb* Bush tracks and nature walks* Planned recreational areas along Murrumbidgee River

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