

**17 Ulm Street, Scullin, ACT 2614**



**Sold House**

Friday, 15 March 2024

17 Ulm Street, Scullin, ACT 2614

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 738 m2**

**Type: House**



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**\$920,000**

Enjoying a beautiful location in one of Scullin's most desired and premium streets, 17 Ulm is a lovely family residence that delivers on functionality and comfort. With an attractive facade framed by all season landscaping, this lovingly kept family property offers all of the features that are required for a savvy investor, first home buyer, or growing family. Cleverly positioned on this established 739m<sup>2</sup> block, allowing the perfect playground and safe haven for children or family pets. Providing a functional floorplan consisting of four bedrooms, extended lounge room plus adjoining dining room, enclosed sunroom for further living opportunity, study or nursery, ensuite bathroom off the segregated master suite, plus generous main bathroom with spa bath and separate WC to service the remainder of the residence. Energy efficient upgrades ensure the astute purchaser enjoys lower electricity costs such as the heat pump hot water unit, over 8KW solar panel system, EV charger within enclosed carport, cellular blinds, insulated walls and ceiling plus LED lighting. Venture outside and you will be pleasantly surprised by the generous rear alfresco deck, carport with workshop to the rear, additional off-street parking options and easy to maintain landscaped grounds. Features I love: \* Formal entry hall\* Lounge room, extended\* Dining area off kitchen with sliding door access to sunroom\* Enclosed sunroom overlooking rear yard \* Kitchen with Bosch dishwasher, electric cooktop and oven, generous pantry space\* Main bedroom, segregated\* Study or nursery off main bedroom\* Ensuite bathroom off main bedroom\* Built-in robes to three of four bedrooms\* Main bathroom with spa bath and separate WC with skylight\* Laundry with external access and storage\* Reverse cycle heating and cooling to all bedrooms + living area\* Recently repainted internals\* New quality carpet installed\* LED lighting throughout\* 8.25KW solar panel system\* Cellular blinds installed \* Heat pump hot water unit\* External awnings to the front of home\* Rear deck with shade sail\* Enclosed rear yard, perfect for kids or pets\* Carport with roller door and EV charger installed\* Generous workshop room to the rear of carport\* Under house storage \* Carport to front of home\* Ample off street parking options

Built: 1970 EER: 3.0 Living Size: 161sqm (approx.) Rates: \$2,864pa (approx.) Land Tax: \$4,706pa (approx.) UCV: \$499,000 (2023) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.