

**18 Red Path Terrace, Whitlam, ACT 2611**

**CARTER + CO**

**House For Sale**

Tuesday, 26 March 2024

18 Red Path Terrace, Whitlam, ACT 2611

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 2**

**Area: 262 m2**

**Type: House**



James Carter  
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Alistair Morrell  
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**\$1,320,000**

The features you want to know! Main House + 4 Centrally located Bedrooms, 3 with built-in-robess+ Master bedroom with walk-in-robe, ensuite and balcony with stunning views + Second master bedroom with built-in-robe, ensuite and balcony with stunning views + 4 Bathrooms with floor to ceiling and high end fixtures and fittings+ Rumpus room centrally positioned upstairs + 2 Separate living spaces downstairs+ Large open kitchen with breakfast bar and ample storage + Electric oven and stove top + Ceiling fans in all bedrooms + Reverse cycle heating and cooling units + Timber laminate flooring throughout + Double glazed windows throughout + Double garage with internal access+ Landscaped yard with low-maintenance gardens + Private entertaining spaces + 12 - Minute drive to Canberra CBD + 8 - Minute drive to Denman Village + 8 - Minute drive to Evelyn Scott School, Denman Prospect + 8 - Minute drive to Belconnen Town Centre + 18 - Minute drive to Woden Town Centre Potential Flat - Downstairs+ Kitchenette with oven and stove-top, fridge cavity and ample storage + 2 Bedrooms with built-in-robess + Large open living space + Combined Bathroom and Laundry and linen cupboard + Street access from living room Why you want to live here.Welcome to your dream home in the heart of Whitlam, offering unparalleled space, comfort, and flexibility for modern living. This stunning property boasts 6 bedrooms, 4 bathrooms, and a double garage, designed to accommodate your family's every need.As you step inside, you are greeted by the warmth of timber laminate flooring that runs seamlessly throughout the home, creating a sense of continuity and style. The bathrooms and laundry feature elegant feature tiling, adding a touch of luxury to everyday living.One of the standout features of this home is its unique layout, offering the potential to be split into a spacious 4-bedroom house and a separate 2-bedroom flat. Whether you're looking to accommodate extended family members, have a dedicated space for guests, or generate rental income, this setup provides endless possibilities to suit your lifestyle.The main living areas are expansive and filled with natural light, creating inviting spaces for relaxation and entertainment. The open-plan kitchen is a chef's delight, equipped with modern appliances, ample storage, and a breakfast bar for casual dining.The bedrooms are generously sized and offer built-in wardrobes for added convenience. The master suite is a true retreat, featuring a private ensuite for indulgent relaxation after a long day.Outside, the property features a low-maintenance yard, perfect for outdoor gatherings or simply enjoying the fresh air in a tranquil setting.Located in the sought-after suburb of Whitlam, you'll enjoy easy access to local amenities, schools, parks, and public transport options, ensuring a convenient lifestyle for the whole family.Don't miss this opportunity to secure a versatile and stylish home in one of Whitlam's most desirable locations. Arrange your inspection today and experience the luxury and flexibility this property has to offer!The statistics you need to know! + EER: 5+ Block: 7+ Section: 26 + Total Living: 217.63m<sup>2</sup>+ Garage: 44.70m<sup>2</sup> + Block Size: 262m<sup>2</sup>+ Year Built: 2024+ Rates: \$2,484.44 pa (approx.)+ Land Tax: \$3,828.20 pa (approx.) Rental Estimate+ Entire Home: \$1,050 - \$1,150 per week + 4 bedroom home only: \$780-800 per week + Flat only: \$480-\$500 per week