

# 19 Cameleer Lane, Strathnairn, ACT 2615



## House For Sale

Friday, 1 December 2023

19 Cameleer Lane, Strathnairn, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 179 m2

Type: House



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## Forthcoming Auction

Introducing 19 Cameleer Lane, Strathnairn - a distinguished 3-bedroom, 2-bathroom townhouse with a locked-up double garage, perfectly poised for those seeking a blend of modern elegance and convenience. Step into a contemporary haven where open-plan living takes center stage on the ground floor. This modern town-home boasts a well-appointed kitchen featuring quality appliances and a spacious walk-in pantry, ideal for culinary enthusiasts. The adjacent laundry, separate toilet, and a landscaped courtyard with a generous shade sail complete the downstairs living space, creating an atmosphere of both functionality and comfort. Ascend the stairs to the second level, where tranquility awaits in all three bedrooms. The master suite, adorned with a large robe and mirrored doors, offers an ensuite and breathtaking views of the Brindabellas. The remaining bedrooms, generously sized, ensure ample space for relaxation or personalization. The main bathroom showcases a luxurious free-standing bathtub, providing a touch of indulgence. Quality resonates throughout the property with double-glazed windows, plantation shutters, and premium window furnishings enhancing both aesthetics and energy efficiency. Beyond the interiors, the townhouse is perfectly positioned to overlook greenspace and playgrounds, contributing to a sense of community and lifestyle. Conveniently absent of strata title, this residence exudes a commitment to quality living. The locked-up double garage adds an additional layer of convenience, ensuring both security and ease of access. 19 Cameleer Lane encapsulates a harmonious blend of quality, convenience, and lifestyle, offering a remarkable opportunity for those seeking a contemporary haven in the heart of Strathnairn. Don't miss the chance to make this townhouse your home.

The Perks:

- Separate title townhouse
- Boutique sized development
- Two story design
- Mountain views
- Terrazzo style tiles throughout
- Natural light throughout the home
- Generous sized bedrooms located on the second floor
- Planation shutters and quality window furnishings
- Separate toilet and basin downstairs
- Franke ceramic cooktop and oven, omega dishwasher and rangehood
- Stone benchtops
- Walk-in pantry
- Double glazed windows
- 6 solar panels
- Irrigation to internal courtyard
- Electric hot water
- Ducted reverse cycle heating and cooling throughout

The Numbers:

- Living area: 153m<sup>2</sup>
- Garage: 41m<sup>2</sup>
- Block: 180m<sup>2</sup>
- Build year: 2022
- EER rating: 6 Stars
- Rates: \$1989.66 per annum