

23 Pagliano Street, Strathnairn, ACT 2615

House For Sale

Thursday, 25 January 2024



23 Pagliano Street, Strathnairn, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 447 m2

Type: House



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Auction Valentines Event

Discover this remarkable 2022- built single -level residence in the sought- after Strathnairn. It offers an effortless lifestyle in a tranquil street opposite Jill Landsberg Terrace Recreational Park, with scenic mountain views. Ideal for young families, professional couples, or those desiring an easy-care lifestyle, this home features a sleek contemporary design with stylish finishes. The heart of this home is the entertainer's kitchen, equipped with a walk-in pantry, stone island bench and breakfast bar, and top-notch appliances. The sliding doors seamlessly connect the formal living and dining room to an outdoor alfresco entertaining space, where a sunlit, child-friendly backyard awaits with stunning views and mesmerizing sunsets. The master retreat, positioned at the front, boasts an impressive walk-in robe and a chic ensuite with a large shower. 3 additional well-sized bedrooms with built-in robes are found in a separate wing providing privacy from kids or potential guests. The central bathroom is equally luxurious, featuring a large bath and modern finishes, accompanied by a separate toilet. The functional laundry provides convenient outdoor access. Enjoy year-round comfort with fully ducted reverse cycle heating and cooling, and an impressive 4.5-star energy efficiency rating. The home is environmentally conscious with a solar power system and 5KW inverter, minimizing heating and cooling costs. A double garage with a remote-controlled door and internal access offers secure car accommodation. Set in the heart of Ginninderry, a six-star green community, just a short stroll from Jill Landsberg Terrace Recreational Park, enjoy the convenience of a quick drive to Kippax Fair, Holt Shops, quality schools, and major roads connecting to Canberra's hubs.

The Lifestyle:

- St John the Apostle Primary School (8 min drive)
- Westfield Belconnen (13 min drive)
- Kippax Fair (7 min drive)
- Holt Shops (6 min drive)
- Burns Golf Club (4 min drive)
- Canberra CBD (19 min drive)

The Perks:

- Welcoming street appeal and single level design
- Open plan living and segregated bedrooms
- Larger master bedroom with WIR and stylish ensuite
- 3 bedrooms with generous size include built in sliding robes
- Beautifully appointed kitchen with an impressive 3m island bench, polytek cabinetry and walk in pantry
- Kitchen with 20mm Quantum Quartz bench tops, Smeg range hood and 750mm Bosch combined induction cooktop
- 900mm under bench Bosch oven and Bosch Dishwasher
- Bathrooms with floor- to-ceiling tiles , modern fixtures and bathtub in the main
- Fully ducted 4 zoned reverse cycle heating and cooling throughout
- Quality tile flooring throughout
- Quality carpets to bedrooms
- Covered alfresco and easy maintenance gardens
- Electric heat pump hot water system
- 4000L litre slim line poly rain water tank connected to toilets and laundry
- Solar power system with 5KW inverter for cost effective living
- NBN ready suburb with fibre to the node
- Double garage with remote door plus internal access

The Numbers:

- Total internal living: 137m²
- Alfresco: 13.48m²
- Porch: 2.52m²
- Garage: 35.84m²
- Block: 447m²
- EER: 4.5 stars
- Land value: \$484,000 (2023)
- Rates: \$666 p.q approx.

Build: 2022 This property is scheduled to go to Auction at our Summer Valentine's Edition Auction Event.

When: Thursday 15th February 2024

Where: The Property Collection HQ - 47 Wentworth Avenue, Kingston

Time: Doors open at 4.30PM. Auctions to commence precisely at 5PM