

# 235 Sculthorpe, Whitlam, ACT 2611

## House For Sale

Friday, 19 April 2024

235 Sculthorpe, Whitlam, ACT 2611

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 210 m2**

**Type: House**



Serene Teoh

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**\$1,075,000**

The Dream: Elevate your lifestyle with this outstanding newly-built property situated in a premium spot of the suburb. Crafted for discerning individuals, this lavish home spans a single split level of luxury in a premium neighbourhood conveniently close to all amenities. The Opportunity: Ideal for families and professionals alike, this residence boasts a light-filled open plan living area and generously sized bedrooms, including a double garage on a private street. Natural light floods the interior, enhanced by double-glazed windows ensuring year-round comfort, complemented by an efficient ducted heating and cooling system. The spacious double garage with internal access caters to vehicle owners, while convenient additional street parking is available in front. The custom kitchen is a chef's delight, featuring stone bench tops, a breakfast bar, and high quality appliances, creating an ambience of unrivalled luxury. At this price point, you can have the grounded, spacious yet private feeling of a house, without any body corporate to pay, just like a house, and pay the price point of a townhouse. It is truly the best of both worlds on this separate title terrace. The Wishlist: Contemporary design property with two private courtyards (internal courtyard 8sqm and external courtyard 35sqm) Spacious bedrooms with good ventilation Upgrade options - Designer touches and sophisticated lighting can be added on Gourmet kitchen with premium appliances and stone bench tops Expansive open-plan kitchen, living, and dining areas Double-glazed windows and high ceilings for comfortable living Dual entry on two streets - lower foot and car traffic during peak hours from neighbours Master bedroom with walk-in robe and ensuite Designer bathrooms with stone bench tops and full-height tiling Double car garage with internal access and additional street parking for visiting guests 6.6kw Solar Panels Heat pump for efficient water heating 3.4m ceiling height in each bedroom and hallway 40 mm stone Two tone color scheme 2340 high internal design doors Hybrid flooring throughout Key Approximate Details: EER: 6 stars Building size: 162 sqm Land size: 210 sqm Rates: \$719 per quarter Don't delay - seize the opportunity to call this remarkable property home. Reach out to us now to schedule a viewing!