

253 Pro Hart Avenue, Strathnairn, ACT 2615



House For Sale

Friday, 26 January 2024

253 Pro Hart Avenue, Strathnairn, ACT 2615

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Area: 527 m2

Type: House



Jake Battenally
0413313676



Robert Nepomuceno
0432697321

Auction 15/02/24

Welcome to 253 Pro Hart Avenue - an exceptional two-storey residence that defines premium living. This meticulously designed home boasts a seamless fusion of modern elegance and functional sophistication, offering an unparalleled lifestyle in the heart of Strathnairn. Step inside and experience the luxury of porcelain tile flooring on the ground floor, transitioning to hybrid vinyl on the second. The multiple living areas provide a versatile canvas for relaxation and entertainment, while the open-plan kitchen, meals, and living space serves as the dynamic heart of the home. Upstairs, a lounge with balcony access offers a retreat with panoramic views, creating a perfect space for quiet moments or lively gatherings. The gourmet kitchen is a masterpiece, featuring a Bosch induction cooktop, Smeg appliances including electric oven and dishwasher, and a large walk-in butlers pantry. Quantum Quartz benchtops with waterfall edges complement the sleek design, illuminated by pendant lighting. This residence boasts three extra-large master bedrooms, each with a walk-in robe and ensuite. The ensuites exude opulence with Quantum Quartz benchtops, chrome tapware, and floor-to-ceiling tiles. Two additional bedrooms with built-in robes provide versatility for a growing family or guests. The main bathroom, with a floating vanity, Quantum Quartz benchtop, and premium finishes, is a testament to the home's commitment to quality. The sunny balcony with glass balustrade and stunning mountain views, along with the elevated outdoor sitting area, surrounded by beautifully established landscaping and gardens, provide ample options for entertaining or enjoying some fresh air. Comfort is paramount with ducted reverse cycle heating and cooling across five zones, ensuring year-round climate control. The laundry is a practical haven with ample linen storage and external access, while under-stair storage enhances organizational efficiency. Don't miss the opportunity to make this premium property your own. PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION THURSDAY, 15TH FEBRUARY - 14 WALES STREET, BELCONNEN AT 5:00PM

Features: Two-storey flooplan Premium porcelain tile flooring on the ground floor Hybrid vinyl flooring on the second floor Multiple living areas Open-plan kitchen, meals and living Kitchen with Bosch induction cooktop, Smeg appliances including electric oven and dishwasher, large walk-in butlers pantry, Quantum Quartz benchtops with waterfall edges and pendant lighting Upstairs lounge with balcony access 3 extra large bedrooms with walk-in robes and ensuites Ensuites with Quantum Quartz benchtop, chrome tapware and floor-to-ceiling tiles 2 additional bedrooms with built-in robes Main bathroom with floating vanity, Quantum Quartz benchtop, chrome tapware and floor-to-ceiling tiles Separate toilet and basin downstairs NBN in all bedrooms TV points plus antenna in living room and master bedrooms Ducted reverse cycle heating and cooling with 5 zones Thermal and noise insulation to all wet areas and subfloor Laundry with ample linen storage and external access Under stair storage Double glazing throughout LED downlights throughout Double blinds to all windows 6 Swann security cameras Digital lock with fingerprint recognition to the front door 10kW PV panels with premium Solar Edge inverter 2 separate 250L heatpump hot water tanks Sunny balcony with glass balustrade and stunning mountain views Elevated outdoor sitting area Beautifully established landscaping and gardens Automatic irrigation Double garage with remote control roller door, internal access and backyard access

Stats: Build: 2022 Block: 527sqm Ground Floor: 114sqm Upper Floor: 136sqm Total Living: 250sqm Garage: 41sqm EER: 5.5 UV: \$445,000 Rates: \$3,008 pa Land Tax: \$5,049 pa

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.