

**26 Pannell Street, Whitlam, ACT 2611**

LUTON

**Sold House**

Monday, 14 August 2023

26 Pannell Street, Whitlam, ACT 2611

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 264 m2**

**Type: House**



Sophie Luton  
0261763425



Richard Luton  
0261763425

## Contact agent

Sophisticated and edgy, this ultra-modern designed terrace which is separate title reflects contemporary living in the trendy urban suburb of Whitlam. A new home with nothing to do except your touches to landscaping and window treatments; just open the front door and enjoy the luxury of space and the timeless finishes with stone, brick, timber and glass. A great family home with two separate living spaces, four bedrooms, 2.5 bathrooms and double garage. The downstairs open-plan living area faces north and opens onto the courtyard for relaxed outdoor living. Completion date Sept 2023. Inclusions:

- Separate title terrace home
- Located in Whitlam; very conveniently located to Canberra City
- House positioned opposite a large recreational area & parkland
- 200m from Whitlam's central children's play ground
- Two separate elevated living areas
- Powder room on ground floor
- Environmentally conscious design & inclusions; gas free, light coloured roofing, double glazing, recycled red brick façade, 2000L rain water tank
- Kitchen with Franke appliances including dishwasher, oven and ceramic electric cooktop
- Reconstituted stone benchtops to kitchen
- Master bedroom segregated on the ground floor with robe and ensuite
- Bedrooms 2, 3 and 4 upstairs with built-in-robos, rumpus room and bathroom
- Ducted Fujitsu ducted air conditioning
- Stain resistant and low allergen SDN Carpet to all bedrooms
- Hybrid easy-care timber look floors downstairs
- Double glazing throughout
- Wall mounted clothesline
- Electric hot water
- Double garage with automatic door

Living area: 145m<sup>2</sup> approx EER: 6  
Block size: 264m<sup>2</sup> approx