

27 Lorroway Street, Holt, ACT 2615

House For Sale

Tuesday, 7 May 2024

27 Lorroway Street, Holt, ACT 2615

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House



Stephanie Hendry

Auction 6PM Wed 29 May

If you're dreaming of your 'Forever' home - that home that has been meticulously planned for every detail, that has the highest quality fixtures and fittings, that has been crafted quietly and confidently to a perfectionist's standard, that showcases an eye for mastery and supreme functionality, you are cordially invited to view and experience this showpiece property. This beautiful home, in-keeping with the overall refined contemporary presentation, is constructed under a modern architecturally designed flat roofline. It opens from the portico, through an over-sized powder-coated glass entrance door, greeting family and guests, into the elegant entrance hall designed around the breath-taking Spotted Gum matte flooring. Through this stunning entrance hall, the living and dining rooms, are perfectly designed for family living and are located adjacent to the entertainer's kitchen. The beautifully designed high-impact gourmet kitchen showcases the contemporary white and black palette. It presents with soft-close doors and drawers, deep square stainless-steel under-mounted sinks, and granite tile with marble print splash-back. A 900mm natural gas Smeg 5-burner cooktop sits proudly with the 900mm electric Smeg under-bench oven and 900mm concealed SMEG rangehood. A Bosch dishwasher completes the supremely functional and decadent kitchen finish. Enjoy access to the outdoor entertaining terrace, designed under the roofline with decking boards, through large glass sliding doors placed perfectly alongside the living rooms and kitchen, and out to the side and rear landscaped yards. An opulent master bedroom is set quietly off the entrance hall and features a built-in robe and a master ensuite that has been exceptionally crafted to share with paired basins, semi-frameless shower screening, wall-mounted suspended vanity and floor-to-ceiling wall tiles, all adding to the high-quality, high finish presentation. There are three additional bedrooms separately located to the side and to the rear of this beautiful home, with built-in joinery, and are serviced by the luxurious main bathroom, carrying through the spectacular, modern white and black palette, and finished in floor-to-ceiling wall tiles, a wall-mounted suspended vanity, separate bath and separate shower. There is a separate toilet room alongside. The family-sized laundry room sitting along the hall has external access and joinery under-bench and ceiling, and storage joinery behind sliding doors. A 5th bedroom/study/2nd living/theatre room/playroom or rumpus is set at the front entrance for respite and relaxation. This showpiece home has been lovingly cared for by the owner and presents in 'as new' condition for the new owners. The property is finished with double glazed windows throughout, quality carpet flooring, brand new exquisite, sheer and selected "James Dunlop Envoy" in the colour "Chino" custom made drapes, venetian blinds, plantation shutters, Swann security cameras, video security intercom, a two-zoned Daikin Luxaire ducted reverse cycle air conditioning system, colorbond fencing, and established lawns and gardens. With plasterboard throughout and a lined ceiling, the panel-lift automated double garage has internal access and a storage cupboard. Every attention to detail has been meticulously considered and mastered in this beautiful presentation property. If you are looking for a life-long home that will last the test of time and bring you and your family eternal joy, you must experience this offering of meticulous perfection. I look forward to introducing you. Auction Realtair Registration Link: <https://buy.realtair.com/properties/126294> Auction Online and Onsite Wed 29 May 6pm Features Include:- 4 Bedrooms (3 with built-in robes, Master with walk in robe) and- 5th bedroom/study/2nd living/theatre room/playroom or rumpus to the front- 2 opulently fitted and finished Bathrooms- Living room- Dining room- High quality gourmet kitchen (stone bench tops, Smeg appliances and Bosch dishwasher)- Stunning Spotted Gum matt timber engineered flooring and beautiful carpet and tiling flooring- Double glazed windows throughout- Contemporary family laundry with tile splash-back and custom-made joinery under-bench and ceiling- Linen joinery along the hall to the rear- Family laundry room with external access, under-bench and ceiling joinery and storage joinery with sliding door- Outdoor entertainment terrace with decking boards designed under the roof-line with a weather resistant general power outlet- LED lighting throughout the bedrooms, study, and living.- Brand New exquisite custom made sheers and selected "James Dunlop Envoy" in the colour "Chino" and venetian blinds- Brand New Plantation shutters some windows- Daikin Luxaire ducted reverse cycle air conditioning (two-zoned)- Video front door security intercom- Swann Security cameras- TV data ports throughout Master bedroom, study, and living room- External sensor lighting x 3 (front entry/back and side house)- Sound network cat 6 cabling- Colorbond roofing- Painted cement render externally- 4000L SLIMLINE RAINWATER TANK (to toilets)- NBN FTTP- Colorbond fencing and landscaped front and rear yards (artificial lawns)- Double garaging with automated panel door and storage cupboard EER: 6.0 Stars Built: 2019 Land Size: 351m² (approx.) Living Size: 143.70m² (approx.) Alfresco Size: 9.12m² (approx.) Garage Size: 36.30m² (approx.) Gross Home Size: 189.12m² (approx.) Concrete footings and slab Insulation: External walls R2.0 BATTs PLUS, Internal garage walls R2.0, BATTs Ceiling R3.5 BATTs UV: \$435,000 (approx.) Land Rates: \$614qtr (approx.) \$2,458pa

(approx.) Landlord Land Tax if applicable: \$3,761pa (approx.)