

**28 Berents Street, Strathnairn, ACT 2615**

**CARTER + CO**

**Sold House**

Thursday, 5 October 2023

28 Berents Street, Strathnairn, ACT 2615

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 414 m2**

**Type: House**



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## Contact agent

The features you want to know!**Luxury Features**+ 3 zone under-tile heating+ Heavenly Salem Cedar 2-3 person barrel sauna with 6kw Harvia Stone Heater+ Cinema room with 120" 4k projector and 5.1 Dolby Atmos surround-sound+ Covered alfresco area with ceiling fan+ Built in BBQ and pizza oven+ 4.6kw solar system+ 10kw/h battery+ 3kw EV charging station**Home Features**+ Four-bedroom family home with a functional floorplan+ Segregated master bedroom with walk-in-robe and ensuite+ Designer kitchen with 40mm Quantum Quartz Stone kitchen benchtop+ Tiled feature splashback+ SMEG appliances including electric cooktop and integrated microwave+ Bosch dishwasher+ Ample pantry space+ Breakfast bar with timber+ Open plan living and dining area flooded in natural light+ 20mm Quantum Quartz Stone surfaces to laundry and bathroom vanities.+ Bathrooms with floor-to-ceiling slate grey tiling, complemented by matte black joinery+ Separate wash closet+ Waffle block-out blinds+ LED lighting+ Additional tiled outdoor area+ Double glazing+ Colorbond fences+ Stiebel Eltron heat pump+ 4000ltr water tank+ Garden shed+ Video intercom+ 3 camera and home base security system**Why you want to live here!**Welcome to this stunning four-bedroom family home that offers the perfect blend of style, functionality, and modern convenience. Spread over 144m<sup>2</sup> (approx.) of internal living, this property boasts a thoughtfully designed floorplan that caters to the needs of contemporary living.The heart of the home is the designer kitchen, complete with 40mm Quantum Quartz Stone benchtops and a striking tiled feature splashback. High-end SMEG and BOSCH appliances, including an electric cooktop and an integrated microwave, make cooking a pleasure. Ample pantry space and a breakfast bar with timber provide everything you need for culinary excellence. The inclusion of a sunlight means the open plan living and dining area is bathed in natural light, creating a warm and inviting atmosphere for entertaining. A seamless transition between indoor and outdoor entertaining areas is achieved with ease, with the covered alfresco area featuring a built-in BBQ and pizza oven. Additional features include a ceiling fan for year-round comfort, with a second tiled outdoor area offering a fully equipped sauna. Accommodation is four sizeable bedrooms, with the master bedroom featuring a generously sized walk-in-robe and ensuite. With the well-appointed layout and the inclusion of a theatre room, this home provides ample space for family and guests - creating the ideal haven for both daily living and entertaining. The additional features in this home have been meticulously considered, leaving no stone unturned. For movie enthusiasts, the dedicated cinema room boasts a 120" 4k projector and a 5.1 Dolby Atmos surround-sound system, with a video intercom system and a comprehensive 3-camera and home base security system also included.Nestled in the up-and-coming suburb of Strathnairn, this property enjoys a prime location that encapsulates the best of both worlds. Just moments away from urban conveniences, yet surrounded by the beauty of nature, Strathnairn promises a balanced and fulfilling lifestyle.**The stats you need to know!**+ Block: 20+ Section: 43+ EER: 5.5 stars+ Block Size: 413m<sup>2</sup> (approx.)+ Total House: 197.63m<sup>2</sup> (approx.)+ Living: 144.93m<sup>2</sup> (approx.)+ Alfresco: 15.60m<sup>2</sup> (approx.)+ Garage: 37.10m<sup>2</sup> (approx.)+ Rates: \$3,136.68 per annum (approx.)+ Land Tax: \$5,329 per annum (approx.)  
\*only payable if rented+ Heating and cooling: Ducted reverse cycle+ Rental Appraisal: \$730 - \$750 per week (approx.)+ Car: Double car garage