

3 Keach Close, Strathnairn, ACT 2615

MARQ

House For Sale

Saturday, 4 November 2023

3 Keach Close, Strathnairn, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 499 m2

Type: House



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\$1,150,000 - \$1,250,000

THE LISTING: Elegant and comfortable with space for everyone. You'll find four bedrooms, two bathrooms, a gourmet kitchen, separate rumpus, alfresco, and double lock-up garage, with every detail planned meticulously.**THE LIVING:** This is eco meets luxury, with high-end features just waiting to be enjoyed. High ceilings beckon throughout-a soaring 3.5 metres in the living spaces, 2.7 metres elsewhere-as do luxury touches: elegant sheer curtains, custom cabinetry, wool carpet, floor to ceiling terrazzo tiles, and ducted reverse cycle heating and cooling. Getting ready in the mornings is an occasion in the master suite's glamorous walk-in-robe and dressing room. And solar panels and a solar battery take centre stage, powering the home without compromising on performance. **THE LIFESTYLE:** You'll be welcomed into the close-knit Ginninderry community. Explore your new suburb on the free e-bikes, find your voice in the community choir, join the local soccer league, and tuck into a hearty dish at Cafe Stepping Stone. Or just stop and breathe in that crisp air; untouched, natural beauty is right on your doorstep here.- As new four bedroom, two bathroom home, the very first certified zero energy home in NSW/ACT.- Gourmet kitchen with stone island bench, butler's pantry, dishwasher, 900mm electric oven and induction cooktop- Master bedroom with walk-in robe and ensuite with double vanity- Three other bedrooms with built-in robes- Main bathroom with separate powder room- Floor to ceiling terrazzo tiles in bathrooms- Large rumpus room- High 3.5 metre ceilings in living areas, 2.7 metres elsewhere- Alfresco- Fully landscaped and irrigated yard- Ducted reverse cycle heating and cooling system, LED lighting, wool carpets with underlay- Custom joinery throughout and premium Caroma accessories- Rheem heat pump hot water- Power outlet to garage for electric car- Double lock-up garage with internal and remote access - Highly-regarded Rawson Homes ex display- Certified zero energy home, with Tesla battery, solar panels, and double glazed windows- NBN Fibre to the Premises- Energy Efficiency Rating 6.0- Rental return \$880 - \$920- 182.65 sqm living, 36.03 sqm garage, 17.09 Alfresco, 3.35sqm Porch, 499 sqm parcel of land-Located in Ginninderry, Canberra's first 6 star Green Community. Close proximity to ample parks and walking trails, Kippax Shops, Strathnairn Art Centre and Cafe Stepping Stone, plus planned future schools, shops and community facilities.General Rates: \$3,003.28 approx. per annumLand Tax (If rented): \$5,037.80 approx. per annumUnimproved Land Value: \$542,000 (2023)Disclaimer: Whilst all care has been taken to ensure accuracy, the material and information contained within are approximate only and no warranty can be given. MARQ Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.