

31 Ariotti Street, Strathnairn, ACT 2615

CARTER + CO

Sold Terrace

Friday, 3 November 2023

31 Ariotti Street, Strathnairn, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 168 m2

Type: Terrace



James Carter And Nik Brozinic
0261763443



Keeley Gillespie
0261763443

Contact agent

The features you want to know!+ Three-bedroom terrace home with considered design+ Open plan living and dining areas+ Quantum Quartz benchtops+ Tiled Carrara splashback+ AEG 5-function oven+ AEG induction cooktop and integrated rangehood+ Expansive walk-in-pantry+ Breakfast bar+ Master bedroom with ensuite+ Built-in-robos to all bedrooms+ Study nook+ Vinyl tiles to entry, living, kitchen & dining+ Carpet to bedrooms+ Separate powder rooms on each level+ Ample under-stair storage, in addition to linen cupboards+ North facing courtyard in addition to internal courtyard+ Dual access through garage and fronting courtyard+ Double glazed aluminium framed windows+ Stiebel Eltron hot water with heat pump+ 10 Trina solar panels with 3.3kW system+ 2000L water tank Why you want to live here!Spread over two-levels and 138m² (approx.) of internal living, discover the epitome of modern living with this three-bedroom terrace home. Poised at the centre of the lower floor, you'll find the spacious, interconnected living and dining areas that envelop the well-appointed kitchen. With Quantum Quartz countertops, a tiled Carrara backsplash, AEG appliances, and a generously sized walk-in pantry, this area is meticulously crafted to fulfill all your culinary requirements. A harmonious link seamlessly connects the indoor entertaining zones to the sunlit front courtyard, offering an ideal outdoor living space.The accommodation is segregated to the upper floor of the residence, featuring three generously sized bedrooms, each equipped with built-in wardrobes. The master bedroom enjoys the luxury of an ensuite for added privacy, while the main bathroom provides a bathtub and a separate powder room.Further amenities include a study alcove, ample storage beneath the stairs, solar panels, and a ducted reverse cycle system, ensuring every detail has been meticulously considered.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: 4+ Section: 28+ EER: 6 stars+ Block: 168m² (approx.)+ Lower Level: 70m² (approx.)+ Upper Level: 68m² (approx.)+ North Courtyard: 33m² (approx.)+ Internal Courtyard: 12m² (approx.)+ Garage: 47m² (approx.)+ Rates: \$2,292.17 per annum (approx.)+ Land Tax: \$3,369 per annum (approx.) *only payable if rented+ Heating and cooling: Ducted reverse cycle+ Car: Double car garage with internal access+ Rental Appraisal: \$630 - \$650 per week (approx.)