

41 Maggie Scott Terrace, Whitlam, ACT 2611



House For Sale

Thursday, 13 June 2024

41 Maggie Scott Terrace, Whitlam, ACT 2611

Bedrooms: 6

Bathrooms: 4

Parkings: 2

Area: 373 m2

Type: House



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Offers over \$1,599,000

Construction has commenced - completion expected in early 2025 This 377m² home on a 373m² block features a main residence and an upper-level apartment. The main residence boasts 5 bedrooms, 3 bathrooms, spanning 282m² of living space, and a 2-car garage. Meanwhile, the upper-level apartment is complete with 1 bedroom, 1 bathroom, 55m² of living space, a spacious sitting area, and a kitchen. The layout is perfect for those seeking versatile options, providing either an additional revenue stream or an expansive family home. The investment potential of this property is remarkable. The separate 1-bedroom apartment can command a rental income of \$350-\$400 per week, making it ideal for generating extra revenue. Additionally, the property requires just a 5% deposit at exchange, with the remaining 95% due upon completion, offering an accessible entry into the market. Exceptional inclusions define this property. High-quality finishes such as generous joinery and flooring allowances, double-glazed windows and sliding doors, and zoned ducted reverse cycle air conditioning ensure comfort and style. The interiors are elegant, featuring a choice of timber or tiling in living areas, 40mm/20mm stone benchtops, Bosch or Smeg appliances, a semi-integrated dishwasher, and soft-close cabinetry. Bathrooms are modern and luxurious with full-height tiling and wall-hung vanities. Don't miss out on this opportunity to own a spacious separate-title home with dual income potential in Whitlam, free from strata complex constraints. With incredible inclusions and only a 5% deposit required until settlement, this is a rare opportunity that won't last long. Contact Arjun Choudhary today for more information and to secure your dream property.

Summary of features:

- Luxurious separate title residence available with a 5% deposit (no strata fees)
- Construction underway - completion expected in early 2025
- 5 bedrooms, 3 living areas, 3.5 bathrooms in primary residence
- 1 bedroom, 2 living areas, 1 bathroom in the separate apartment
- Built by a multiple award winning builder – Sunny Homes
- 120 days maintenance period
- Personalized selections with an In-house interior designer
- Striking façade
- Generous flooring & joinery allowances
- 2.7m high ceiling through-out
- High-end contemporary kitchen allowance
- 40mm/20mm stone bench tops
- Soft close cabinetry
- 900mm Bosch/Smeg appliances
- Zoned ducted reverse cycle air-conditioning
- Double glazed windows & sliding doors
- Modern bathroom with full height tiling
- LED down lights throughout

Key figures (approx.):

- Land size: 373m²
- House size: 377m²
- Primary residence living area: 282m²
- Secondary residence living area: 55m²
- Garage: 39m²
- Rental estimate: \$1,300- \$1,400 per week

Why choose Sunny Homes?

- Finalist 2023 - Master Builders Excellence Awards Dual Occupancy Category
- Finalist 2023 - Master Builders Excellence Awards \$350k - \$500k Category
- Finalist 2023 - Master Builders Excellence Awards Less than \$350k Category
- Finalist 2023 - Master Builders Excellence Awards \$500 - \$750k Category
- Awards - Finalist 2023- HIA (Housing Industry Association) Custom Built Home Upto \$400k
- Finalist 2023- HIA (Housing Industry Association) Custom Built Home \$400k - \$600k
- Finalist 2023- HIA (Housing Industry Association) Townhouse/Villa Development of the year
- Finalist 2023- HIA (Housing Industry Association) Townhouse/Villa
- Winner 2022- \$350k- \$500k Master Builders and Asset Construction Hire Excellence Awards
- Winner 2022 - \$350k- \$500k Master Builders and Asset Construction Hire Excellence Awards
- Winner 2022- Dual Occupancy Master Builders and Asset Construction Hire Excellence Awards
- Winner 2021- HIA (Housing Industry Association) Custom Built Home Upto \$500k
- Finalist 2021- HIA (Housing Industry Association) Custom Built Home \$500k - \$900k
- Finalist 2021- HIA (Housing Industry Association) Display Home Upto \$500k
- Finalist 2021- HIA (Housing Industry Association) Townhouse/Villa Development
- Finalist 2021- HIA (Housing Industry Association) Custom Built Home \$500k
- Finalist 2021- Upto \$350k Master Builders and Asset Construction Hire Excellence Awards
- Finalist 2021- \$350k- \$500k Master Builders and Asset Construction Hire Excellence Awards
- Finalist 2020- Master Builders and Asset Construction Hire Excellence Awards
- Emerging Business & Community Support Award 2019 from Indian Australian Association of Canberra / Australia