

**44 Joan Tully Court, Strathnairn, ACT 2615**

**CARTER + CO**

**House For Sale**

Thursday, 18 April 2024

44 Joan Tully Court, Strathnairn, ACT 2615

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 450 m2**

**Type: House**



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## Contact Agent

OFFERS PRIOR TO AUCTION WELCOMED. Experience the epitome of luxurious living in this meticulously designed Hampton-style home by the esteemed builders, Hotondo Homes. Crafted to perfection, this residence seamlessly combines elegance with functionality, catering to the modern family's every need. Step into a realm of tranquility and charm as you enter this captivating abode. The heart of the home beckons with its expansive open-plan living area, featuring a gourmet kitchen, walk-in pantry, dining space, and family room that effortlessly flow onto a spacious covered alfresco, ideal for entertaining guests or enjoying family gatherings. Discover the perfect balance between privacy and togetherness with a dedicated kids' zone or in-law accommodation comprising two bedrooms, a central rumpus room, and a separate WC, all surrounding a main bathroom. Retreat to the secluded master bedroom suite, thoughtfully positioned at the front of the home, complete with a luxurious ensuite and a generous walk-in robe. No detail has been spared in this exquisite home, boasting an array of quality inclusions to enhance your lifestyle. From double-glazed windows and doors; to a 9.5 kW solar system with smart monitoring, every aspect has been meticulously crafted to exceed expectations. Enjoy the convenience of Wi-Fi-enabled reverse cycle heating/cooling, outdoor sensor lighting, and custom joinery throughout. Indulge in culinary delights with the 90cm induction cooktop and pyrolytic oven, complemented by vinyl-wrapped Hamptons-style joinery and stone benchtops. Relish in the comfort of high-quality wool carpets, frameless shower screens, and dimmable lighting, creating a serene ambiance throughout. Embrace sustainable living with features such as a heat pump water heater, irrigated gardens, and upgraded insulation, all contributing to a 6-star energy rating. With NBN Fibre to the premises and EV car charger in the garage, this home is equipped for modern living. Immerse yourself in the beauty of landscaped gardens, complete with fruit trees and eco decking, offering the perfect retreat for relaxation. Don't miss the opportunity to make this exquisite property your forever home, where luxury meets functionality in every detail. Schedule your viewing today and elevate your lifestyle to new heights.

**Key Features:** Fully customised floorplan making it a unique one-of-a-kind home  
2.55 metre ceilings throughout  
Plantation shutters throughout  
Built in study desk  
Vinyl wrapped Hamptons styled joinery  
Custom joinery, fully adjustable shelving, Kitchen, walk-in-ropes, walk-in-pantry, laundry & 2 x linen cupboards  
Custom designed, recessed shaving cabinets ensuite and bathroom  
Double glazing (thermaline) and flyscreens to all windows and doors  
Pillarless corner alfresco doors  
Wi-Fi enabled reverse cycle heating/cooling - 5 zones  
4000L water tank connected to garden taps and toilets (option to connect to washing machine) - exceeds Ginninderry requirements  
9.5 kW solar (exceeds requirements) and evergreen smart monitoring  
EV car charger in garage  
Solar is north and west facing and generates late into the evening  
Eco decking to front porch and alfresco  
NBN Fibre to the premises  
Upgraded insulation in walls and ceiling  
Irrigated gardens  
6 star energy rating  
and so much more.....

**BLOCK:** 10 **SECTION:** 71 **Block Size:** 450m<sup>2</sup> (approx.) **Internal Living:** 189m<sup>2</sup> (approx.) **Outdoor Living:** 18m<sup>2</sup> (approx.) **Garage:** 39 sqm (approx.) **Year built:** 2022 **UV:** \$488,000 (2023) **Rates:** \$698 per quarter (approx.) **Heating and cooling:** Ducted reverse cycle throughout **EER:** 6 **Disclaimer:** Carter and Co Agency and the vendor cannot warrant the accuracy of the information provided and will not accept any liability for loss or damage for any errors or misstatements in the information. Some images may be digitally styled/furnished for illustration purposes. Images and floor plans should be treated as a guide only. Purchasers should rely on their own independent enquiries.