

# 44 Tredwell Street, Strathnairn, ACT 2615

## House For Sale

Tuesday, 14 May 2024



44 Tredwell Street, Strathnairn, ACT 2615

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 182 m2**

**Type: House**



Yash Sethi  
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Abhi Parashar  
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**\$729,000+**

New Door Properties presents this two-story, single-titled townhouse boasting a contemporary design adorned with a pleasing neutral color palette. Situated in the recently established Strathnairn suburb. The open-plan living area seamlessly extends to an outdoor deck featuring outdoor entertainment and creating a pet-friendly environment with a spacious feel, ideal for gatherings. The kitchen, well-appointed with a sleek stone benchtop, offers an abundance of space. Upstairs, three bedrooms include a master with a generously sized walk-in wardrobe, while the remaining bedrooms feature built-in wardrobes. The main bathroom incorporates a separate toilet, and the master bedroom enjoys the luxury of its ensuite. Additional features encompass extra living space, convenient storage options, spacious living areas both downstairs and upstairs, ducted reverse cycle heating and cooling, a downstairs powder room, and a laundry area. The property also includes a single lock-up garage, an additional parking space, along with a 3.3kw solar system. Nestled in a family-friendly suburb, the location offers proximity to playgrounds, parks, and a one-minute walk to a bus stop connecting directly to Belconnen, Canberra City, and beyond. A property like this doesn't come along every day and must be seen to be truly appreciated. Don't miss out on this one. To know more, call us at Yash at 0406 551 043 or Abhi at 0404 525 998

**Property Features:** 3 Bed | 2.5 Bath | 1 Car Garage - No body corporate • Modern two-story, single-title house • Single-titled, no-body corporate fees • Neutral tones throughout • Well-equipped kitchen with stone benchtop • Abundance of space in the kitchen • Open-plan living area outdoor deck • Three generous-sized bedrooms • Master bedroom with a large walk-in wardrobe • Balcony access from the main bedroom • Remaining bedrooms with built-in wardrobes • Main bathroom with bathtub • Master bedroom with its ensuite • Extra living area on the upper floor • Plenty of storage space • Spacious downstairs and upstairs living areas • Ducted reverse cycle heating and cooling • Downstairs powder room • European laundry • Single lock-up garage • Additional car space • 2.5 kw solar system • Located in a family-friendly suburb • Proximity to playgrounds and parks • One-minute walk to the bus stop, to Belconnen, Canberra City, and more • Gross Floor Area: 182.43 sqm (approx.) • Block: 140 sqm (approx.) • Rates: \$505.38 pq (approx.) • Year built: 2020 • Rental appraisal: \$630PW - \$650PW

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