

46 Joan Tully Court, Strathnairn, ACT 2615



House For Sale

Thursday, 11 April 2024

46 Joan Tully Court, Strathnairn, ACT 2615

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Area: 350 m2

Type: House



George Vlandis
0437398774



Joy Patel
0499912090

Auction

Buyers Guide: \$1,180,000 Welcome to your new dream home! This stunning property offers a luxurious lifestyle with its impressive features and attention to detail. As you enter the home, you'll immediately notice the high ceilings and windows which flood the home in natural light and make the formal living room an inviting space to relax. Beautiful floating timber floors run throughout the home. The heart of the home is the chef's kitchen, where culinary dreams come true with a large waterfall island bench, modern appliances, plenty of storage space and generous butler's pantry. The alfresco entertaining space leading from the kitchen is perfect for those looking to host family and friends. The home offers two master bedrooms one on each level. Conveniently positioned, the downstairs bedroom is complete with an ensuite, double vanity and mirrored built in robes. Upstairs, the spacious master bedroom features an ensuite, walk-in robe and a private balcony which is ideal for enjoying sunsets. The additional three bedrooms features built in mirrored robes and are serviced by a large common bathroom boasting spa bath. The third living area completes the private second floor of the home. For year round comfort, there is ducted reverse cycle heating and cooling. Solar panels are just few of many features that add convenience to your daily life. With the local park and dog park down the road, and a short drive to local schools, Kippax Fair Shopping centre and Belconnen Westfield, this home offer a convenient lifestyle and is not to be missed!

Features:

- Brand new family home
- Formal Lounge Room
- Expansive living and dining area
- Chef's kitchen with 40mm waterfall island benchtop
- Butler's Pantry with matching 20mm stone benchtops
- Induction Cooktop, Steam Bake oven
- Master bedroom featuring walk in robe, ensuite and private balcony
- Downstairs bedroom complete with an ensuite, and mirrored built in robes
- Additional three bedrooms with mirrored built in robes
- Main bathroom with spa bath and shower
- Upstairs living area
- Two powder rooms on both floors
- Spacious laundry with built in storage
- Home office or study
- Alfresco entertaining
- Low maintenance backyard
- Double glazed windows throughout
- Under stairs storage
- 5.5kw Solar Panels
- Ducted reverse cycle heating and cooling
- Double garage with internal access
- Strathnairn nature play park and Ginninderry dog park at the end of the street

Build: 2024 EER: 5.5 Block Size: 350 sqm Living: 213.85 sqm Garage: 36.53 sqm Rates: \$2,561.31 p.a. Land Tax (Investor Only): \$4,007.40 p.a. CUV: \$429,000

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