

5 Duchesne Street, Whitlam, ACT 2611



House For Sale

Thursday, 16 May 2024

5 Duchesne Street, Whitlam, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 250 m2

Type: House



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Offers over \$975,000

Discover the perfect opportunity in the sought-after enclave of Whitlam with this impressive 4-bedroom separate title home built recently in December 2023. Boasting a north-facing aspect and situated in a quiet street, this property offers light-filled interiors, serene views, modern décor, and a unique location within walking distance to future school and shops, along with a network of scenic walking paths throughout the suburb. Inside, the well-designed layout spans over 144m², providing ample space for relaxation and comfort. Upon entry, you'll be welcomed by spacious living and dining areas conveniently positioned adjacent to the modern kitchen. The kitchen is superbly appointed with generous bench space, ample storage, and high-quality Bosch appliances. The property features three generously sized bedrooms, each equipped with large built-in robes, and serviced by a contemporary bathroom featuring modern finishes, including a wall-hung vanity, quality tapware, a semi-free-standing shower screen, and a bathtub. Tucked away for privacy at the rear is the master bedroom, complete with an ensuite bathroom featuring dual vanities and a semi-free-standing shower screen, offering ample space for morning preparations. Notable features include ducted reverse cycle heating and cooling system (zoned), 2.7m high ceilings, double-glazed windows, timber flooring in living areas, and carpets in the bedrooms. Car accommodation is catered for with a two-car garage conveniently located at the front with direct home access, complemented by a rear access roller door ideal for additional storage. Outside, landscaped gardens create a perfect setting for entertaining. The location is a standout feature of this property, offering proximity to future shops and schools, surrounded by nature reserves and walking trails. The Jamison Centre, Belconnen Town Centre, and the City Centre are all just a short drive away, ensuring exceptional convenience. Don't miss out on this fantastic opportunity to secure your place in this desirable Whitlam neighborhood. Arrange your inspection today!

Summary of features:- 4 bedrooms all with large built-in robes- 2 bathrooms with separate powder room- Master bedroom with an ensuite bathroom- 2 car garage with a rear roller door for additional storage- Open plan living area- Laundry with additional bench & storage- Landscaped gardens- Well-appointed kitchen with stone benchtops & Bosch appliances- Timber flooring in living areas & carpet in bedrooms- Ducted reverse cycle heating & cooling (zoned)- Modern bathrooms with designer fittings & full height tiling- Double glazed windows

Located close to:- Future Shops & School 3 minutes' walk- Evelyn Scott School 7 minutes' drive- Belconnen High School 8 minutes' drive- Jamison Shopping Centre 8 minutes' drive- Belconnen Town Centre 10 minutes' drive- Canberra Centre 12 minutes' drive

Key figures: (approx.)- House size: 144m²- Garage: 37m²- Living area: 107m²- Block size: 250m²- Built: December, 2023- Rates: \$2,080 per annum- Land tax (investor's only): \$2,923 per annum- Rental estimate: \$800 per week- EER: 6.0 Stars