

# 53 Keith Bain Crescent, Whitlam, ACT 2611



## House For Sale

Saturday, 18 November 2023

53 Keith Bain Crescent, Whitlam, ACT 2611

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 320 m2**

**Type: House**



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**\$1,199,000**

\*Why buy a townhouse with body corporate fees when this home is available with only a 5% deposit until completion\* This stunning separate title home in Whitlam offers an incredible opportunity to own 2 properties for the price of 1 without buying into a strata complex. Opposite reserve in the highest position of Whitlam (Section 44) this home captures breathtaking views of the Brindabellas & the Molonglo Valley. Only a 5% deposit required on exchange with balance 95% payable at completion which is expected in late 2024. This is the best value proposition on the market while offering a dual income opportunity offering the buyers multiple options perfect for an additional revenue stream or an expansive family home. Why buy into a Strata Complex? This 261m<sup>2</sup> home on a 320m<sup>2</sup> block of land is complete with 6 Bedrooms & 3 Bathrooms. The ground floor 4 bedroom home is complete with 2 bathrooms and a 2 car garage spanning over 154m<sup>2</sup> of living. The upstairs 2 bedroom apartment is designed with an expansive sitting area, kitchen & main bathroom spanning 72m<sup>2</sup> of living space. Don't miss out on this opportunity to own a spacious separate-title home with dual income in Whitlam without being in a strata complex. With the incredible inclusions and only a 5% deposit until settlement, this is a rare opportunity that won't last long. Contact Arjun Choudhary for more information.

Summary of features:

- Luxurious separate title residence available with a 5% deposit (no strata fees)
- 4 Bedrooms, 2 Bathrooms downstairs (separate powder room)
- 2 Bedrooms, 1 Bathroom upstairs (separate kitchen)
- Built by a multiple award winning builder – Sunny Homes
- 120 days maintenance period
- Personalised 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: 320m<sup>2</sup>
- House size: 261m<sup>2</sup>
- Downstairs living: 154m<sup>2</sup>
- Upstairs living: 72m<sup>2</sup>
- Garage: 35m<sup>2</sup>

Why choose Sunny Homes? Consistently awarded for excellence:

- 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.