

67 Keith Bain Crescent, Whitlam, ACT 2611



House For Sale

Saturday, 10 February 2024

67 Keith Bain Crescent, Whitlam, ACT 2611

Bedrooms: 6

Bathrooms: 4

Parkings: 2

Area: 434 m2

Type: House



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\$1,749,000

Construction has commenced - completion expected in late 2024 This exceptional opportunity in Whitlam offers 2 properties for the price of 1. Construction is underway, and completion is anticipated in late 2024. Revel in the luxury of owning two distinct properties without the constraints of a strata complex. Positioned opposite a scenic reserve, this residence boasts commanding views of the Brindabellas and the Molonglo Valley, from an elevated corner position. Distinguished by its independence from a strata complex, this 357m² home on a 434m² block of land comprises 6 bedrooms and 4 bathrooms. The main 4-bedroom residence spans over 233m² of living, featuring 3 bathrooms and a 2-car garage. Meanwhile, the 2-bedroom apartment on the upper level offers 80m² of living space, complete with an expansive sitting area, kitchen, and main bathroom. Secure this prime investment with just a 5% deposit upon exchange, with the remaining 95% payable upon completion. This represents an unparalleled value proposition in the market, coupled with the added advantage of a dual income opportunity. Perfect for those seeking versatile options, the property offers either an additional revenue stream or an expansive family home. The separate 2-bedroom apartment presents a lucrative rental opportunity, commanding \$500.00 - \$550.00 per week. Exceptional inclusions define this property, featuring generous joinery and flooring allowances, double-glazed windows and sliding doors, zoned ducted reverse cycle air conditioning, and a choice of timber or tiling in living areas. The kitchen boasts 40mm/20mm stone benchtops, Bosch or Smeg appliances, a semi-integrated dishwasher, and soft-close cabinetry. Bathrooms showcase full-height tiling, wall-hung vanities, ensuring modern comforts abound. 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, 3 Bathrooms in primary residence
- 2 Bedrooms, 1 Bathroom in studio
- 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: 434m²
- House size: 357m²
- Downstairs living: 150m²
- Upstairs living: 163m²
- Primary residence living: 233m²
- Studio living: 80m²
- Garage: 42m²
- Rental estimate: \$1,600.00 per week

Why choose Sunny Homes?

- 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.