

# 7 Blue Folk Lane, Strathnairn, ACT 2615

LUTON

## House For Sale

Thursday, 13 June 2024

7 Blue Folk Lane, Strathnairn, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 412 m2

Type: House



Peter White  
0409914344



Nick Paine  
0261763420

## Auction

Recently built in the new suburb of Strathnairn, this modern four bedroom residence is the epitome of the modern and luxurious lifestyle. With a separate formal living and open plan layout from the chef's kitchen, there is space for everyone. The contemporary kitchen is fitted with induction cooktop, oven and dishwasher and accompanied by a full-size walk-in pantry. The master bedroom is located at the front of the home with its own ensuite and walk-in robe. The other three bedrooms are at the rear of the home, serviced by the main bathroom. There is outdoor alfresco area for entertaining or simply a place to unwind. This looks over the newly landscaped backyard with natural grass and foot path. In Canberra winter, you will be living in comfort with ducted reverse cycle heating and cooling. The recent suburb of Strathnairn offers a family friendly neighbourhood with close proximity to many natural trails, parklands, golf course, shops and schools. Surrounded by all the amenities and facilities you'll need, there is sure to be something for everyone here. Contact the team to secure your interest today!

**Property Features:**

- 4 bedrooms | 2 bathrooms | 2 car garage
- Separate formal living room
- Modern kitchen equipped with induction cooktop, oven and dishwasher
- Spacious walk-in pantry
- Master bedroom with ensuite and walk-in robe
- Three bedrooms with built-in robes
- Main bathroom with separate toilet and bath tub
- Full laundry with external access
- Newly landscaped, low maintenance backyard
- Alfresco entertaining area
- Ducted reverse cycle heating and cooling
- Double garage with internal access
- Close to Strathnairn park, Ginninderry dog park, Burns Golf Course
- Within 7 minutes to Kippax Fair Shopping Centre

**Property Details:**

- Block: 412m<sup>2</sup>
- Residence: 160m<sup>2</sup>
- Garage: 38m<sup>2</sup>
- Alfresco + Porch: 12m<sup>2</sup>
- Total: 210m<sup>2</sup>
- Built: 2021
- UV: \$470,000 (2023)
- Rates: \$3,136 p.a. (approx.)
- Land Tax: \$5,329 p.a. (approx.) (For Investors only)