

**7 Kerry Crest, Whitlam, ACT 2611**

**VERV**

**House For Sale**

Friday, 15 March 2024

7 Kerry Crest, Whitlam, ACT 2611

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 639 m2**

**Type: House**



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**\$1,550,000**

Presented to the market is this stunning architecturally designed home within one of Whitlam's most desired locations, directly opposite reserve/parkland. This gorgeous split-level designed home has been constructed to a high standard with well-appointed finishes and designer inclusions throughout. Complete with double glazed window, Hybrid Flooring and quality inclusions and fittings throughout. Number 7 is an outstanding four-bedroom, three-bathroom home that offers double garage with internal access and automatic doors. The floorplan has been carefully designed with a studio to the front of the home which offers ensuite, walk-in-robe, separate entrance and kitchenette and currently rented for \$390 per week. As you enter the heart of the home you are greeted with two generous living areas with the main living area facing north, 3000mm high ceilings to the living areas and generous master bedroom with walk-in-robe and designer ensuite. The stunning designer kitchen is something special offering large island benchtop, Calcutta stone benches and splash back, Bosch appliances, soft close drawer and walk-pantry fitted with additional sink with custom joinery and cabinetry. The outdoor space has been carefully curated to include a generous tiled alfresco area that flows easily onto the grassed backyard space, which is perfect for the kids or a family pet. When you consider the cost of purchasing a block of land in this position and with increased building costs - the true cost to replace this home would significantly higher (in the current market) than the current asking price and therefore to purchase this home at the current asking price represents extraordinary value. Why go through the stress, when it is all done for you. Features Include:- Newly built construction (Built July 2022)- Opposite reserve/parkland - Double glazed windows throughout- Architectural split-level designed home - Generous 220.00m<sup>2</sup> living approx.- Four generous bedrooms- Three designer bathrooms (main & ensuite x 2)- Double garage with internal access- Two separate and generous living areas- Master bedroom with walk-in-robe, designer ensuite and external access- Stunning ensuite with custom wall-hung double vanity unit, wall-hung vanity, semi-frameless shower screens, LED mirror, floor to ceiling tiles and custom joinery and cabinetry- Gorgeous main bathroom with wall-hung vanity unit, LED mirror, semi-frameless shower screen and floor to ceilings tiles - Designer kitchen with large island benchtop, feature lighting, ample stone benchspace, glass splashback splash back, soft close drawers, custom cabinetry and quality Bosch appliances- Walk in Pantry with stone benchtops, custom cabinetry throughout and double sink- Gorgeous tiled alfresco with tiled flooring with built-in kitchen with gas cooktop and sink- Ducted heating and cooling through x 3 zones (slim-line ducting)- Remote controlled quality blind and window treatments throughout (bulk-heads in living areas)- 2700mm ceiling heights in bedrooms- 3000mm ceiling heights in bedrooms- Two separate hot water system- Study nook with built-in robes- Colourbond fencing throughout- Landscaped gardens with synthetic grass- Outstanding location- Short drive to Denman Shopping Centre- Close to soon to be built Whitlam Centre EER: 5.5 stars Block: 638m<sup>2</sup> approx. Year Built: 2022 approx. House: 220m<sup>2</sup> approx. - just living Garage: 38.50m<sup>2</sup> approx. Porch: 9.50m<sup>2</sup> approx. Alfresco: 18m<sup>2</sup> approx.