

**7 Mallard Street, Whitlam, ACT 2611**

**Sold House**

Wednesday, 23 August 2023



7 Mallard Street, Whitlam, ACT 2611

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Alvin Nappilly

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## Contact agent

Packed with features this brand-new architecturally designed property has been constructed with quality finishes and attention to detail. With an impressive street façade using mixed materials that continues throughout the home. Upon entering you are welcomed to the formal lounge room. A beautiful open-plan living room and kitchen with a northerly aspect is the centre hub of the home which overlooks and leads out to the covered alfresco area and low maintenance yard. Further accommodating with four bedrooms, WIR, ensuite, stylish bathroom and double garage with internal access. Complete with 10 KW solar panels, double glazed windows and LED lights this property ensures you are comfortable all year round with minimal electricity bills. An outstanding opportunity to purchase a recently constructed property that is ready to move into. Features:

- Recently constructed and ready to move in
- Single level property
- Architecturally designed by Stylish Home design.
- Solar panels (10 kw) connected to the grid
- Impressive street facade
- Double glazed windows
- LED lights throughout
- Tiled floors in living, lounge & all bathrooms with electric in-slab heating
- Formal lounge room
- High ceilings in living area of 3.2m
- Water tank has submersible automatic pump
- All bathrooms with LED mirror
- Study nook in master bedroom
- Open-plan living area with northerly aspect
- Sensational kitchen with stone benchtops, electric cooking, feature lighting and extensive cabinetry
- Kitchen splash back done in 20mm stone same as kitchen benchtop done in 60mm stone
- Butler's pantry
- Covered alfresco area
- Main bedroom with walk through robe and a lovely outlook to the valley.
- Ensuite with double vanity, floor to ceiling tiles, bath, shower and LED mirrors.
- Bedrooms 2, 3 and 4 with built-in-ropes
- Automatic Blinds with remotes
- Air purifier installed in the living
- Tesla switch in garage
- Ducted reverse cycle heating and cooling (zoned)
- Double garage with entrance at the back of the property from a lane way. Additional area for parking at the rear.

Land size: 480 m2 approx  
House size : 257m2  
approx Rates: \$739.41 per quarter approx  
EER: 6.2 Stars  
Call Alvin on 0426 146 118 before you miss out!