

7 Phillip Avenue, Queanbeyan East, NSW 2620



House For Sale

Wednesday, 24 April 2024

7 Phillip Avenue, Queanbeyan East, NSW 2620

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 975 m2

Type: House



Bree Currall  
0262959911



Chloe Lindbeck  
0262959911

## AUCTION

Introducing 7 Phillip Avenue: an extraordinary residence offering a lifestyle unlike any other. Situated on a sprawling 975sqm parcel of land, this remarkable property boasts exclusive access to a serene reserve and creek, creating a tranquil retreat right at your doorstep. Nestled amidst lush bushland, with majestic trees and an abundance of birdlife, it offers a peaceful oasis that feels worlds away from the hustle and bustle, yet conveniently close to Queanbeyan town centre and just a 20-minute drive to Canberra CBD. Built in 2019, this stunning family home epitomises modern living with its spacious and open floorplan. Designed for seamless indoor-outdoor flow, it features multiple outdoor zones where friends gather, and milestones are celebrated with laughter. The heart of the home lies within the kitchen, living, and dining areas, flooded with natural light from its north-eastern aspect, and effortlessly extending to the outdoor alfresco. The kitchen is a culinary delight, boasting a neutral colour palette, tiled backsplash, and exquisite stone benchtops, including a generous island bench space. Equipped with top-of-the-line appliances, including a 5-burner gas hob stove and a large Smeg oven, it caters to the needs of both amateur cooks and seasoned chefs alike. Ample storage, with a spacious pantry and a mix of large drawers and cupboards, ensures functionality without compromising on style. Hybrid timber flooring adds to the home's allure, showcasing its contemporary elegance. At one end of the home, discover the master retreat, complete with dual wardrobes and a well-appointed ensuite. Connected to the master bedroom is an additional space overlooking the leafy garden, perfect for creating your own sanctuary or a home office. Three additional bedrooms, all generously sized and adorned with built-in wardrobes and plush carpet, offer comfort and privacy for the entire family. Ducted reverse cycle air-conditioning ensures year-round comfort, while double-glazed windows and honeycomb blinds enhance energy efficiency. Step outside to the recently landscaped garden, a picturesque backdrop for outdoor entertaining, gardening, or leisurely pursuits. With exclusive access to the grassed area next to Buttles Creek, as well as direct access to Wright playing fields, the property offers endless opportunities for recreation and exploration. An oversized garage provides ample storage, while a 6.6kw solar power system and a 5000L water tank further enhance its sustainability. Located within the catchment zones of Queanbeyan East Primary and Queanbeyan High School, with St Gregory's Primary just a 5-minute drive away, the property also benefits from dedicated buses to numerous high schools in Canberra. Don't miss this rare opportunity to embrace a lifestyle of tranquility, convenience, and modern luxury at 7 Phillip Avenue.\* Extraordinary residence on a sprawling 975sqm parcel of land\* Exclusive access to a serene reserve and creek\* Tranquil retreat amidst lush bushland\* Conveniently close to Queanbeyan town centre and 20-minute drive to Canberra CBD\* Modern living with spacious and open floorplan\* Kitchen, living, and dining areas flooded with natural light\* Stunning kitchen with top-of-the-line appliances and ample storage\* Master retreat with dual wardrobes and ensuite\* Additional space for sanctuary or home office\* Three generously sized bedrooms with built-in wardrobes\* Ducted reverse cycle air-conditioning and double-glazed windows for comfort and energy efficiency\* Recently landscaped gardens\* Oversized garage and sustainability features including solar power system and water tank\* Within catchment zones of local schools and dedicated buses to high schools in Canberra Rates: \$3,336pa (approx.) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.