

# 8 Josie Agius Street, Whitlam, ACT 2611



## House For Sale

Monday, 6 November 2023

8 Josie Agius Street, Whitlam, ACT 2611

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 827 m2

Type: House



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## Auction

Harmoniously blending quality and sophisticated design with the comforts of modern family living, this supremely spacious entertainer built on generous block size of 827m<sup>2</sup> leaves nothing to chance with impeccable styling and finishing throughout. This stunning single-level residence has been spaciously appointed to create a family haven of relaxed private and communal spaces. Discover a wonderful sense of warmth and light from the very first step inside. Framed by square set ceilings and stylish banks of double-glazed glass, enjoy a formal lounge room, perfect for relaxing and entertaining on any level. Built by the GJ Gardener Homes it is evident no expense has been spared. The home spectacularly opens up to reveal a roomy, open-plan living and dining area giving way to an entertainers' kitchen showcasing quality appliances, Gas cooking, Waterfall edge caesar-stone bench-tops and a stunning walk-in pantry. This instantly inviting space will satisfy the most demanding of home chefs. Moving easily from inside to out, the fully undercover alfresco dining area with tiled flooring. Cleverly distributed across the floorplan, the residence offers five large bedrooms, with the segregated master bedroom located at the front of the home featuring a walk-in-robe, gorgeous ensuite with floating vanity, his and her sinks, all other four bedrooms features built-in robes situated near the beautiful main bathroom with free standing bath tub and separate powder room making it perfect for extended family. Fixtures and fittings in all of the bathrooms are complemented by high quality tap-ware, creating a luxurious, and prestigious feel. Outside, there's plenty of room for kids or pets to play and offers a fresh slate of freshly landscaped garden. Some additional features of this luxury home include a large double garage with store room, custom-built cabinetry, Colorbond roofing, fencing, zoned reverse-cycle air-conditioning, hot water system, security cameras, slimline water tank, and more. Imagine life at its best, in this beautiful brand-new luxury home, moments from scenic bush walks and stunning Brindabella views. Providing a strong, eye-catching presence from street level, the property is perfectly placed to take full advantage of its location. An amazing family home - not to be missed.

Features:

- Architecturally designed 5 bedroom luxury home
- Quality renowned local builders, GJ Gardner Homes
- 827m<sup>2</sup> generous block of land
- Spaciously appointed over a single level
- Floor to ceiling tiles in all bathrooms
- Study nook
- Extra Powder room
- Walk in Linen
- High ceilings
- Modern kitchen with butler's pantry
- 40mm stone island benchtop with waterfalls
- Soft close drawers
- 900 mm Modern Gas cooktop
- 600 mm fan forced oven
- 900 mm ducted rangehood
- 13.6 KW Solar System with 10KW battery
- Double glazed windows
- Security Camera system
- Picturesque views
- Reverse cycle Ducted heating and cooling with zones
- Low maintenance backyards
- Stunning build quality
- Huge double garage with internal access
- Smoke alarm connections
- Close to schools, parks, public transportation.
- Canberra CBD - 9 KMs, Belconnen - 5 KMs, Weston Creek - 10 KMs

House - 215.82m<sup>2</sup> Garage - 44.14m<sup>2</sup> Alfresco - 12.04m<sup>2</sup> Rates \$ 1,035 per quarter Land Tax \$1,867 per quarter Please call Anish on 0450 865 524 before you miss out.