

# 9 Laurel Martyn View, Whitlam, ACT 2611

## House For Sale

Friday, 5 April 2024



9 Laurel Martyn View, Whitlam, ACT 2611

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 596 m2

Type: House



Alvin Nappilly

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## Forthcoming Auction

This unique and elegant home has been masterfully crafted and offers contemporary living in one of Canberra's most central and desirable locations, Whitlam. This luxurious family home is feature packed and showcases a premium build quality and an architectural design allowing abundance of natural light with flowing spacious living areas. This residence is the pinnacle of contemporary design, featuring an awe-inspiring kitchen that would rival all state-of-the-art kitchens seen today on lifestyle magazines. The list of features in this kitchen is grand; it boasts a beautiful Bosch 900mm package, 40mm stone benches with waterfall ends, and a generous walk-in pantry. The home utilises and maximises on all available space, presenting you with multiple spacious living areas that have been positioned to be perfect for entertaining. Whitlam offers an enviable and truly central location with only a short distance to the Canberra CBD, Woden, Belconnen, Inner South and Tuggeranong. Nestled in the picturesque Molonglo Valley, Whitlam has been thoughtfully designed for everyone with playgrounds, bike paths and plenty of shared spaces providing room to play and explore. A local centre and a primary school will foster Whitlam's community nature, with the streets to be lined with deciduous trees making for an ever-changing array of colour. Features include: Spacious bedrooms, Additional master with built-in wardrobe, Ensuite and Kitchenette. Floor-to-ceiling tiles in all bathrooms, High ceilings, Modern kitchen with butler's pantry, 40mm stone island benchtop with waterfalls, Soft close drawers, 900 mm Bosch cooktop, 600 mm Bosch oven, 900 mm ducted rangehood, Double glazed windows, Video intercom doorbell, Picturesque views, Ducted heating and cooling with multiple zones, Low maintenance backyards, Stunning build quality, Huge double garage with internal access, Close to schools, parks, public transportation and 'Stromlo Forest Nature Park, Canberra CBD - 9 KM, Belconnen - 5 KM, Weston Creek - 10 KM. House area - 265.09 sqm approx. Land area - 596 sqm approx. EER - 7.0. Call Alvin on 0426 146 118 to book an appointment. Disclaimer: Confidence Real Estate and the vendor cannot warrant the accuracy on the information provided and will not accept any liability for loss or damage for any errors or misstatements in the information. Some images may be digitally styled/furnished for illustration purposes. Images and floor plans should be treated as a guide only. Purchasers should rely on their own independent enquiries.