

9 Tranter Street, Strathnairn, ACT 2615

CARTER + CO

Sold House

Wednesday, 13 September 2023

9 Tranter Street, Strathnairn, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 137 m2

Type: House



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The features you want to know!+ Architecturally designed Terrace Home by Heyward Lance Architecture+ Constructed by local Canberra builder+ Double height ceilings to living area with an abundance of natural light+ 20mm stone benchtops and tiled splashback+ Fisher and Paykel 600mm induction cooktop, oven, rangehood and dishwasher+ Soft close doors and drawers+ Laundry with custom built joinery and 20mm stone benchtops+ Built-in-robos to bedrooms+ Designer bathrooms on lower and upper level+ Laminate timber flooring, carpet to bedrooms and tiling to wet areas+ Front and rear courtyards+ Video intercom system with door bell and LED screen+ Ample storage+ Recessed LED lighting throughout+ Double glazing+ Stiebel Eltron heat pump hot water

Why you want to live here!Welcome to a masterpiece of modern design by Heyward Lance Architecture, where every detail has been meticulously crafted to create a townhouse that exemplifies architectural excellence. As you step inside, you'll be greeted by double-height ceilings in the living area, which flood the space with an abundance of natural light. The townhouse gracefully sprawls over an expansive 110.8 square metres (approx.) of internal living space, offering ample room for comfortable living. The kitchen boasts 20mm stone benchtops and a beautifully tiled splashback that elevates the entire space. Fisher & Paykel appliances, including a 600mm induction cooktop, oven, rangehood, and dishwasher, ensure your culinary endeavours are met with precision and style. Accommodation is three spacious bedrooms, two which are discreetly nestled on the upper level to permit segregation. Laminate timber flooring creates a warm and inviting atmosphere, while plush carpet in the bedrooms and tiling in wet areas combine practicality with aesthetics. Front and rear courtyards offer outdoor spaces for relaxation and entertaining, extending your living area into the fresh air. The inclusion of a video intercom system with a doorbell and LED screen adds an extra layer of security and convenience to your daily life. Recessed LED lighting throughout the townhouse creates a welcoming ambiance, and double glazing and a Stiebel Eltron heat pump hot water system ensure energy efficiency and comfort. In every corner and every detail, this architecturally designed townhouse delivers a lifestyle of luxury, convenience, and sophistication.

Nestled in the up-and-coming suburb of Strathnairn, this property enjoys a prime location that encapsulates the best of both worlds. Just moments away from urban conveniences, yet surrounded by the beauty of nature, Strathnairn promises a balanced and fulfilling lifestyle.

The stats you need to know!+ Block: 9+ Section: 81+ EER: 6 stars+ Block Size: 137m² (approx.)+ Ground Floor Living: 68.9m² (approx.)+ First Floor Living: 41m² (approx.)+ External: 33m² (approx.)+ Garage: 31.81m² (approx.)+ Rates: \$1,870.85 per annum (approx.)+ Land Tax: \$2,491.15 per annum (approx.) *only payable if rented+ Heating and cooling: Ducted reverse cycle+ Rental Appraisal: \$650 - \$700 per week (approx.)+ Car: Enclosed single car garage