

13 Gabori Street, Whitlam, ACT, 2611



House For Sale

Friday, 11 October 2024

13 Gabori Street, Whitlam, ACT, 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Alexander Smout

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Refined Living in a Burgeoning Locale

Nestled on a peaceful street within Canberra's burgeoning Whitlam suburb, refining entertainment and comfort, this exceptional single-level Mediterranean-styled family home accommodates four bedrooms, two bathrooms and various living areas, along with an array of upscale features showcased throughout.

Upon entering, the home immediately conveys a sense of spaciousness, opening to a multi-use rumpus room flooded with an abundance of natural light and fitted with a built-in study nook. Further into the home, you enter the sizable open kitchen equipped with a walk-in pantry, ample storage, high-end stainless steel appliances and stone benchtops. Encompassing is your main living and dining area, fulfilling your entertaining needs and providing a sense of tranquillity with open sliding doors connecting you to your outdoor covered alfresco, overlooking the professionally landscaped gardens, featuring an abundance of citrus trees, olive trees and semi-matured hedges.

Accommodation is generous and convenient, all while maintaining the ideal family floor plan. The master suite is large in size, offering a walk-in wardrobe and ensuite fitted with his and hers sinks. The remaining three rooms and similar in size all offering built-in wardrobes and are all segregated across the home. A large bathroom fitted with a sizable bathtub and separate powder room accommodates the remainder of the home and entertaining guests.

Stepping out from your indoor living, the large patio offers low maintenance, perfect for entertaining and outdoor lounging. Your outdoor covered alfresco overlooks your sensational professional landscaped gardens, featuring an abundance of citrus trees, olive trees and semi-matured hedges. Providing a sense of tranquillity and offering privacy from surrounding neighbours.

Conveniently located within the heart of Whitlam, you find yourself strategically placed just a 3-minute walk from Whitlam playground, a 2-minute walk from Heartbeat café, a 10-minute drive from Black Mountain and a 13-minute drive from the CBD. Conveniently positioned, Whitlam offers an easy alternative to Canberran living and allows proximity to main roads.

- * Refined family home in burgeoning Whitlam
- * Four-bedrooms, three-bathrooms and two-car garage
- * Primary suite inclusive of a walk-in robe and ensuite equipped with his and her sinks
- * 435sqm parcel, with 156sqm of internal living
- * Mediterranean-styled family home
- * Secondary living space at the front of the home
- * Informal living/dining area overlooking open plan kitchen
- * Custom joinery fitted throughout the kitchen encompassed by a walk-in pantry
- * Professional landscaping
- * Flat levelled block

Rates: \$3,993pa (approx.)

Land Tax: \$7,897pa (approx.)

UCV: \$760,000 (2024)

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