

13 Maggie Scott Terrace, Whitlam, ACT, 2611



House For Sale

Thursday, 18 July 2024

13 Maggie Scott Terrace, Whitlam, ACT, 2611

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House



Rahul Mehta

Dual income proposition - pay 5% now balance at settlement

Construction has commenced

Discover an exceptional opportunity to own a spacious family home in Whitlam with just a 5% deposit required until settlement. Enjoy the freedom of a separate title property without the constraints of a townhouse complex.

This impressive residence boasts 5 bedrooms, 3 bathrooms, and multiple living areas, offering ample space for everyone. Spanning 262m² under roof, the floorplan is perfect for multigenerational families or those seeking an additional revenue stream.

On the ground floor, the main dwelling features 4 bedrooms and 163m² of living space, including expansive living and dining areas. The designer kitchen, complete with stone benchtops and a large walk-in pantry, is a chef's delight. The main bedroom offers a generous walk-in robe and ensuite bathroom, while the other bedrooms come with large built-in robes and are serviced by a luxurious main bathroom with a freestanding bathtub.

The upstairs 1-bedroom apartment, ideal for multigenerational living or additional income, offers 55m² of living space with a kitchenette, rumpus room, laundry, and bathroom. This area also has a separate entry, ensuring privacy for all residents.

This home is packed with exceptional inclusions, such as timber floors in living areas, double-glazed windows and sliding doors, zoned ducted reverse cycle air conditioning, carpets in bedrooms, 40mm and 20mm stone benchtops, 900mm Bosch or Smeg appliances, soft-close cabinetry, full-height tiling in bathrooms with wall-hung vanities, and a 6.0 EER efficiency rating for low running costs.

Don't miss this rare opportunity to own a spacious separate-title home in Whitlam without being part of a strata complex. With incredible inclusions and only a 5% deposit until settlement, this opportunity won't last long. Contact Rahul Mehta or Arjun Choudhary for more information.

Summary of features:

- Construction has commenced
- Separate title residence available with a 5% deposit (no strata fees)
- 4 Bedrooms, 2 Bathrooms downstairs
- 1 Bedrooms, 1 Bathroom upstairs (separate kitchenette & laundry)
- Built by a multiple award winning builder – Sunny Homes
- 120 days maintenance period
- Personalized selections with an In-house interior designer
- Striking façade
- Generous flooring & joinery allowances
- 2.7m/2.55m high ceiling through-out
- 40mm/20mm stone bench tops
- Soft close cabinetry
- 900mm Bosch/Smeg appliances
- Zoned ducted reverse cycle air-conditioning
- Double glazed windows & sliding doors
- Modern bathroom with full height tiling
- LED down lights throughout

Key figures (approx.):

Land size: 315m2
House size: 262m2
Downstairs living: 163m2
Upstairs living: 55m2
Garage: 43m2
Rental estimate: \$1,000 per week

Why choose Sunny Homes?

Consistently awarded for excellence:

Featured on Channel 9 in 2024 - Australia's Best House series for Lawson Project.

Featured on Channel 9 in 2023 - Australia's Best House series for Denman Prospect Project.

Finalist 2024 - MBA - Display Home of the Year in Master Builders Excellence Awards. (Winner to be announced in Sept 2024)

Finalist 2024 - MBA - Medium Density Townhouses/Villas of the year in Master Builders Excellence Awards. (Winner to be announced in Sept 2024)

Finalist 2024 - MBA - Custom home of the year \$750k - \$1 Million in Master Builders Excellence Awards. (Winner to be announced in Sept 2024)

Finalist 2024 - MBA - Custom home of the year \$500k - \$750k in Master Builders Excellence Awards. (Winner to be announced in Sept 2024)

Finalist 2024 - MBA - Custom home of the year \$350k - \$500k in Master Builders Excellence Awards. (Winner to be announced in Sept 2024)

Finalist 2024 - MBA - Custom home of the year Up to \$350k in Master Builders Excellence Awards. (Winner to be announced in Sept 2024)

Finalist 2023 - HIA - Custom home of the year < \$400k Category in Housing Industry ACT Awards.

Finalist 2023 - HIA - Custom home of the year \$400k-\$600k Category in Housing Industry ACT Awards.

Finalist 2023 - HIA - Townhouse/Villa Development of the year in Housing Industry ACT Awards.

Finalist 2023 - MBA - Custom home of the year \$350k - \$500k in Master Builders Excellence Awards.

Finalist 2023 - MBA - Custom home of the year Up to \$350k in Master Builders Excellence Awards.

Finalist 2023 - MBA - Townhouse/Villa Development of the year in Master Builders Excellence Awards.

Finalist 2023 - MBA - Medium Builder of the Year in National Business Excellence Awards (Represented Canberra in Medium Builder Category).

Winner 2022 - MBA - Custom home of the year Up to \$350k in Master Builders Excellence Awards.

Winner 2022 - MBA - Custom home of the year \$350k - \$500k in Master Builders Excellence Awards.

Winner 2022 - MBA - Dual Occupancy/Townhouse of the year in Master Builders Excellence Awards.

Finalist 2022 - MBA - Custom home of the year \$500k - \$750k in Master Builders Excellence Awards.

Finalist 2022 - HIA - Custom home of the year < \$500k Category in Housing Industry ACT Awards.

Finalist 2022 - HIA - Custom home of the year \$500k-\$600k Category in Housing Industry ACT Awards.

Finalist 2022 - HIA - Townhouse/Villa Development of the year in Housing Industry ACT Awards.

Finalist 2021 - MBA - Custom home of the year \$350k - \$500k in Master Builders Excellence Awards.

Finalist 2021 - MBA - Custom home of the year Up to \$350k in Master Builders Excellence Awards.

Winner 2021 - HIA - Custom home of the year < \$500k Category in Housing Industry ACT Awards.

Finalist 2021 - HIA - Custom home of the year \$500k-\$900k Category in Housing Industry ACT Awards.

Finalist 2021 - HIA - Townhouse/Villa Development of the year in Housing Industry ACT Awards.

Finalist 2021 - HIA - Display Home of the Year in Housing Industry ACT Awards.

Finalist 2020 - MBA - Custom home of the year Up to \$350k in Master Builders Excellence Awards.

2019 Emerging Business & Community Support Award from Indian Australian Association of Canberra / Australia.