

**13 McDonagh Crescent, Whitlam, ACT, 2611**



**House For Sale**

Thursday, 26 September 2024

13 McDonagh Crescent, Whitlam, ACT, 2611

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## **An extraordinary blend of elegance, functionality and breathtaking surroundings**

A home where contemporary design meets unparalleled views, and quality marries luxury. This four-bedroom, three-bathroom brand-new residence is designed for those who appreciate the finer things in life while valuing the serenity of nature.

As you step into this home, you will be greeted by an open floor plan that exudes airiness and fluidity, seamlessly blending the indoors with the outdoors. The expansive sightlines from the front and rear of the house capture the essence of the surrounding landscape, with breathtaking views of The Pinnacle Nature Reserve and the majestic Brindabella Range.

The heart of this home lies in its meticulous design, with windows and glass panels strategically placed in key areas, such as the kitchen, living rooms, balustrade and bedrooms, to frame the stunning and picturesque views. Whether you are cooking, relaxing, or waking up to the morning light, you will be constantly reminded of the natural beauty that envelops this property.

Inside, luxury abounds with an interior selection that rivals the comfort and style of a five-star hotel. The use of top-quality materials creates a warm and welcoming atmosphere, perfect for unwinding after a long day. Two master bedrooms offer personal retreats, while the three distinct living areas provide ample space for every family member to find their sanctuary. With dedicated zones for work, function, and relaxation, this home offers the ideal balance for modern living and is truly a house that speaks for itself.

### **FEATURES:**

- Built by G.J Gardeners Homes
- Abundant natural light
- 6 x zones DAIKIN reverse heating/cooling ducted air conditioning
- All bedrooms with serene reserve-facing views
- Four large bedrooms (all with walk-in or built in robes)
- Two sizeable master suites with walk-in-robes and ensuites
- Main bathroom with twin vanity and view to backyard
- Three separate living areas
- Home office/studio
- 6m high ceiling
- Butler pantry with view to backyard
- 6 x burner Smeg electric cooktop
- Smeg Oven
- Upgraded Smeg dishwasher
- Upstairs living area with stunning views over the Pinnacle Nature Reserve and Brindabella Range
- Feature pendant lights throughout
- Power toilet room
- Matt black finishes
- Low maintenance garden with space for a pool (water supply point installed)
- LED down lights
- Double glazed windows
- Double automatic garage with internal access
- Electric Vehicle charge point in the garage
- 6.3kw solar panel
- Ample storages
- 1.2-meter-high glass balustrade
- Customized glass panel to home office and upstairs living area
- Rendered external walls
- Energy efficient heat pump hot water system

- NBN
- TV and Power points (internal and external)

PROXIMITY:

- Evenly Scott School
- Charles Weston School
- Blue Poles Park - Whitlam Central Community Playground
- Ridgeline Park
- Cravens Crossing Park
- Ruth Park
- Heatbeat Café
- Denman Shops
- Koko Molonglo Centre
- Stromlo Forrest Park
- Stromlo Leisure Centre
- Jamison Centre
- Cooleman Court

STATISTICS (all measures/figures are approximate):

- Built: 2023
- Block 9 Section 4
- Land size: 567.00 sqm
- Home size: 284.93 sqm
- Upper Residence: 103.91 sqm
- Lower Residence: 143.89 sqm
- Garage: 37.13 sqm
- Rates: \$885.55 per quarter
- Rental appraisal: \$1,050.00 - \$1,100.00 per week unfurnished
- EER: 6.3