

15 Havard Street, Strathnairn, ACT, 2615

Sold House

Thursday, 15 August 2024



THE
PROPERTY
COLLECTIVE

15 Havard Street, Strathnairn, ACT, 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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Modern Comfort Meets Sustainable Living in Ginninderry

Separate Title Residence! No Body Corporate Fees.

Discover the perfect blend of modern comfort and convenience in this charming three-bedroom semi-detached home. Located in a highly sought-after area, this property offers both easy access to local amenities and a peaceful retreat from the daily grind.

Step inside and you'll be welcomed by a light-filled, open-plan living area on the ground floor. Natural light streams in, creating an inviting space that's perfect for relaxation or entertaining. The kitchen is a cook's delight, featuring premium Bosch appliances, including a dishwasher, oven, and cooktop, with plenty of storage and a full-sized pantry. A European laundry and convenient powder room round out the downstairs layout.

Sustainability is a key feature of this home, with an all-electric setup powered by a 5.1kW solar system, designed to keep your energy bills low and your carbon footprint small. Blackout roller blinds are installed throughout, allowing you to easily control the comfort and ambience of your living spaces.

Upstairs, the master bedroom offers a private retreat with an ensuite, perfect for unwinding after a long day. The second and third bedrooms are generously sized, with the second including built-in robes, making them ideal for family, guests, or a home office. A second full bathroom ensures everyone has their own space and privacy.

Outside, enjoy the low-maintenance front and rear courtyards, ideal for outdoor relaxation or hosting a barbie. The property also includes a single garage with a drive-through single car space and ample off-street parking to accommodate all your vehicles.

The property also features fiber-to-the-premises connectivity, complemented by a full data rack with hard-wired ports installed throughout the house. Additionally, ceiling spaces have been prepped for easy installation of cameras and Wi-Fi access points, ensuring seamless connectivity and enhanced security.

Situated in the heart of Ginninderry, this location is truly sought after. Enjoy the six-star green community rating, scenic views of the Brindabellas, and proximity to the Murrumbidgee River and Ginninderra Creek. This modern residence is just a short stroll from Paddy's Park and Magpies Golf Course, with Kippax Fair, Holt Shops, quality schools, and arterial roads connecting you to Canberra's hubs only a short drive away.

The Perks:

- Three spacious bedrooms 2 with built in robes
- Master bedroom with ensuite bathroom
- Bright, open-plan living area flooded with natural light
- Modern kitchen with Bosch appliances, including dishwasher, oven, and cooktop
- Ample kitchen storage with full-sized pantry
- European laundry and convenient downstairs powder room
- Sustainable all-electric home powered by a 5.1kW solar system
- Blackout roller blinds throughout for added comfort and privacy
- Low-maintenance front and rear courtyards, perfect for outdoor entertaining
- Single garage with drive-through single car space
- Ample off-street parking
- Located in the heart of Ginninderry's six-star green community
- Scenic views of the Brindabellas, close to Murrumbidgee River and Ginninderra Creek
- Walking distance to Paddy's Park and Magpies Golf Course
- Short drive to Kippax Fair, Holt Shops, quality schools, and key Canberra hubs

The Numbers:

- Total internal living: 95m²
- Garage: 23.75m²
- Total Build: 119m²
- Block: 112m²
- EER: 6 stars
- Land tax: \$593.17 p.q approx.
- Rates: \$439.69 p.q approx.
- Build: 2022

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.