

16 Kirwan Circuit, Stirling, ACT, 2611

House For Sale

Thursday, 26 September 2024



16 Kirwan Circuit, Stirling, ACT, 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Brett Hayman
0411414624

Immaculate family home in tightly held suburb

Elevated on an easy care 740m² block with a pleasant outlook, 16 Kirwan Circuit, Stirling is the ideal family home for those looking for flexible floor plan, segregated living options, or work-from-home solutions. Very private and located in a quiet area of new Stirling, this expansive home features four bedrooms, a well-equipped entertainer's kitchen, and a large and private courtyard for those who love outdoor living.

At the ground level, function meets comfort – a generous open plan kitchen / meals area provides ample space for the keen entertainer. Fully integrated, including an integrated side by side fridge and freezer, the kitchen features granite benchtops and an island bench, and in addition to the adjacent meals area, there is a separate dining area for the more formal affair. With a northeast-facing designated living area, a segregated rumpus, and an additional family room / home office / study, there is plenty of room for the whole family, and for your guests! At the upper level, all four bedrooms have built in robes for day-to-day ease, and additional storage in the common areas. The master suite boasts an ensuite, and the family bathroom, which is complete with shower and bath, is conveniently located central to the remaining three bedrooms.

For those who love outdoor living, there is an abundance of space to be enjoyed. Enjoy growing and harvesting your own fresh produce from the dedicated vegetable garden, finished with sandstone retaining walls, or relax and relish in a quiet moment with a cuppa in the private courtyard. If your love for the outdoors extends to greater adventure, there is plenty of onsite parking, with a double garage with remote access and extra storage area, a large driveway with room for 4 cars, and an additional stencilled area that is ideal for the boat / trailer / caravan.

Conveniently located close to local schools, Cooleman Court and Woden Town Centre, 16 Kirwan Circuit, Stirling is where a house becomes your home. Beautifully maintained and move in ready! Call today to arrange your inspection.

Features:

- Immaculate family home on 740m²
- Four bedrooms at the upper level, master suite with ensuite
- Family bathroom with bath and shower
- Large open plan kitchen / meals area with granite benchtops and island bench
- Fully integrated kitchen, including integrated side by side fridge and freezer
- Separate formal dining room
- North-east facing living areas with a segregated rumpus, perfect for home theatre; large double sliding doors open to the backyard with crimsafe security screens
- Additional family room / home office / study
- Ducted gas heating, evaporative cooling
- Ducted vacuum system
- Solid timber floorboards in all living areas
- Fully fenced, and secured on both sides of the house with gates
 - Large and private courtyard, ideal for entertaining and outdoor living
 - Double garage with remote and extra storage
 - Large driveway, ideal for off-street parking for 4 cars, and additional stencilled area for extra parking for boat/trailer/caravan
 - Alarm system
 - Established low maintenance gardens with mature trees and dedicated area for vegetable garden surrounded by sandstone retaining walls
 - Great location, close to local schools, Woden Town Centre, Canberra Hospital and within walking distance to Cooleman Court

EER: 1.5

Living Area: 246m²

Rates: \$3,529 pa (approx.)

Land Tax: \$6,739 pa (approx.)

Land Size: 740m²

Land Value: \$620,000 (2024)

Nearby

- [Arawang Primary School](#)

- [Chapman Primary School](#)

- [St John Vianney's Primary School](#)

- [Mount Stromlo High School](#)

- [Canberra College](#)

- [Cooleman Court](#)

- Woden Town Centre

- The Canberra Hospital