

18 Niland Street, Whitlam, ACT, 2611

House For Sale

Thursday, 19 September 2024

 BASTION
PROPERTY GROUP

18 Niland Street, Whitlam, ACT, 2611

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House



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Who says you can't have it all

Thoughtfully designed over various split levels, the versatile layout exceeding 330m² boasts a substantially oversized double garage, 5 well sized bedrooms, 4 separate living areas, 3.5 designer bathrooms and a stunning chef's kitchen with sizeable walk-in pantry.

The versatility derives from the sleeping and living zones offering 2 master bedrooms both with beautifully appointed ensuites and ample robe space; The first master suite showcases a breathtaking aspect over the adjacent local urban open space towards both The Pinnacle & Kama Nature Reserves. The various formal and informal living spaces, all with high ceilings, are all generous in size and natural light to provide copious space for your family to spread out- without being individually too large to maintain the warm homely feel that exists.

A sunken formal lounge room with an increased soaring ceiling and windows enjoys a position with no opposing neighbors- just local manicured parkland, nature reserves and mountains. Skylights and high windows sun-drench the separate family, kitchen and dining areas, while the segregated rumpus room could also be utilised as a home office or guests' living area being located outside the 2nd master bedroom. There is a large family sized laundry with external access and expansive stone bench space with overhead and under bench cabinetry as well as adjacent ceiling height, wall to wall storage cupboard.

- Chefs Kitchen with 900mm Smeg Pyrolytic Oven, Induction Cooktop & concealed range hood
- 40mm stone bench, breakfast bar, Smeg dishwasher, multi-function microwave, butler's pantry
- Designer bathrooms with ceiling height feature tiles & custom wall hung 40mm stone vanities
- High ceilings, square set cornice, quality blinds, ducted reverse cycle heat/cooling throughout
- European Oak solid engineered timber flooring throughout the living, dining and kitchen areas
- All window and door glazing is higher grade and higher performing double glazed throughout
- Copious extra storage with 5 x built-in/walk-in robes, 3 linen cupboards, under stair storage
- Oversized 50m² double internal access automatic garage (standard doubles are 35m²)
- Gym/workshop potential and 3 phase power provision for EV charger in extra garage space
- North facing front Patio and south facing rear under roofline alfresco for all day enjoyment
- Family and pet friendly yard, bordered with colorbond fencing and uniquely private

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