

**27 Frearson Street, Strathnairn, ACT, 2615**

**House For Sale**

Friday, 18 October 2024



27 Frearson Street, Strathnairn, ACT, 2615

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Anish Sebastian

## Prime Corner Block in Strathnairn - Opposite Paddy Park!

Confidence Real Estate is extremely proud to present this Modern Contemporary Masterpiece in suburb of Strathnairn. Every detail has been meticulously planned for, a beautiful intelligent construction, a masterful design, ensuring that the next family to call it home will enjoy immediate comfort and convenience. Entrance through wide front door into house featuring high ceilings complementing with hybrid vinyl flooring throughout the house. Whether relaxing in the family and meals area, enjoying the summer breeze in back courtyard or entertaining guests in the lounge and dining rooms this is a home that provides a place for every occasion.

The designer kitchen keeps the home chef well connected to family and friends in an inspiring space, featuring a centerpiece waterfall edge stone top kitchen island, 900mm induction cooktop, wall oven, walk-in pantry and abundant storage. The main suite is resort style in proportions, with both a generous walk-in robe and large ensuite, enjoying floor-to-ceiling marble look tiling, clever recesses, frameless shower and stone top vanity. There are two additional bedrooms, all with built-in robes, and a striking main bathroom finished to the same impeccable standard with the welcome addition of a large free-standing bathtub.

Private studio with ensuite, walk in robe and kitchenette has separate entrance which makes it ideal for growing families or it can be rented out separately. An additional powder room, internal laundry, and double lock up garage complete this stunning home, standing proudly in the thriving Strathnairn community, surrounded by parks and a nature walks.

This stunning family home is positioned opposite local playground and within easy access to arterial roads connecting you to Canberra CBD, Belconnen Town Centre and some of Canberra's best natural playgrounds.

You can live in the four bedroom home and enjoy an investment income from the flat.

### Features :

- Cleverly designed for effortless family living and entertaining
- Open plan living/dining plus segregated rumpus
- Seamless transition between indoor and outdoor entertaining
- Low-maintenance landscaped gardens
- Two Samsung heating cooling systems with individual control to all rooms.
- Stylish kitchen with full custom joinery, quality European appliances, and stone benchtops
- Self-contained flat with separate entry
- Alfresco entertainment area
- Designer bathrooms including separate W/C - Double lock-up garage
- Close to local parks, The Brindabella and Kippax Town Centre
- 6.6kw solar system installed
- NBN internet connection
- Ginninderry Estate is Canberra's only "6 Star Green Star Community
- Reverse DC Fans with remotes in each room and two in living area and also in Parent Studio
- Hot & cold Jet fresh systems in toilets
- All external doors with Digital locks so no keys required to enter the house or Parent Studio
- Walking distance to School which is coming in 2026
- CCTV Cameras all around the house with 2TB storage
- All full length double glazed windows throughout the house with curtains
- Aluminium double glazed doors to Laundry and Garage
- Two solar tubes for natural light one in Master bedroom WIR and other in Parent Studio above Kitchenette
- TV antenna Ports in Master bedroom, Multi media room, living area as well as in Parent Studio.
- 40mm Kitchen Island with waterfalls as well as Bar Island opposite to Fridge.
- Full concrete path all around the house.

Land Size: 513 sqm approx.

Living Size: 218.85 sqm approx.

Garage: 37.45 sqm approx.

Alfresco: 22.35 sqm approx.

Porch: 4.74 sqm approx.

Total House Size: 283.38 sqm approx.

Rates: \$742.14 per quatre approx.

Land Tax: \$1331.26 per quatre approx. (For Investors Only).

EER: 6

All figures are approximate.

For further details, please contact Anish by submitting an enquiry below or calling on 0450865524.

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