

# 3 Fairbrother Street, Strathnairn, ACT 2615



## House For Sale

Sunday, 23 June 2024

3 Fairbrother Street, Strathnairn, ACT 2615

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: House



Mark Larmer And Aaron Lewis  
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Jason El-Khoury  
0262091723

## Offers over \$575,000

Please note, if not sold prior, this property will be going to auction on site, 12:30pm, Tuesday 16th July 2024. The advertised price guide is there to help give buyers a bracket to work from and can be updated as the campaign progresses. Offers prior to auction welcomed. If you're passionate about sustainability, green living, and an affordable lifestyle, then this 2-storey abode in Belconnen's newest suburb, Strathnairn, could be perfect for you. With a 2-storey floorplan offering both downstairs and upstairs living spaces as well as 2 generous size bedrooms and 2 full bathrooms on top of stylish features like high ceilings and double-glazed windows, this property will appeal to a wide range of buyers. Enjoy easy access to nature and amenities like Ginninderra Creek and the Murrumbidgee River, what sets this suburb apart is its strong environmental focus, with pedestrian-friendly streets and compulsory solar panels in every home. Living in Strathnairn means being surrounded by parks and open spaces, like Paddy's Park and the Ginninderry community recreation park, perfect for outdoor activities. And let's not forget our furry friends - there's even a designated dog park in Ginninderry, less than 1km of easy walking away. The Strathnairn Arts Association centre, around 1km away, provides a hub for local artists and hosts regular events and workshops. And for your daily caffeine fix, Café Stepping Stone is also nearby. Plus, the Kippax Shopping Centre, with its wide range of facilities, is just over 2km away. Strathnairn offers a sustainable and peaceful lifestyle within a thriving community. With its strong environmental focus, convenient amenities, and ample open spaces, it's the ideal place to call home. Say goodbye to boring weekends and kids glued to screens - it's time for a new adventure! Make sure to watch our detailed, un-cut, walk-through video before you inspect (and after). It's our 24/7 salesperson to help you get an excellent feel for the features and benefits of this home inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it... To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, please send us an email from any of the portals and note your full name and mobile number and it will be automatically sent to you. Features overview:

- 2 level villa separating living areas and bedrooms
- Separate title home (no on-going strata levies to pay)
- Quiet street with restricted traffic flow in this location
- Double glazed windows and glass sliding door with flyscreens.
- Solar system - 6 panels and 1.5 kw
- Vacant possession, so no need to wait for owners or tenants to relocate
- Early access available via an occupation licence if you need to move in quickly before settlement
- Flexible settlement options, if you have another property you want, or need, to sell, or to have more time to secure financing.
- Offers before auction are welcomed (above the published guide price and accompanied with a Section 17) The Numbers (approx):
- Living area: 107m<sup>2</sup>
- Land size: 114m<sup>2</sup>
- Single garage: 22m<sup>2</sup>
- Age: 3.5 yrs (Building completed November 2020)
- General rates: \$1,733 p.a.
- Water and sewerage rates: \$754 p.a.
- Rental Potential: \$580/week
- Land tax (investors only): \$2,348 p.a.
- EER (Energy Efficiency Rating): 6 stars out of 6 stars
- Builder: PBS Building Inside:
- Hybrid timber-look flooring downstairs, carpets on the stairs and top floor living areas, tiles in all wet areas
- 2.7-metre-high ceilings on the ground floor and 2.4-metre-high ceilings on the top floor
- Modern kitchen with ample storage options, walk-in pantry, stainless steel electric oven, 4 burner induction cooktop, externally ducted rangehood, provision for microwave & fridge, under bench dishwasher, stone bench tops
- Open living areas with sliding door access to front courtyard and ultra-high ceiling
- Powder room for guests offering a 3rd toilet, sink, and tiled flooring underfoot - The laundry has a corner tub and room for a washing machine and dryer
- The upstairs living area looks over a half wall into a void to living area below
- Main bedroom has a sliding door access to a walk-through robe through to an ensuite with a corner shower, toilet, and vanity
- Second bedroom has mirrored, built-in sliding robes and an external window
- Main bathroom has a shower, bathtub, 2 heat lamps, vanity, toilet and external ventilation window
- LED downlighting throughout the living areas
- 3 x wall mounted reverse cycle air conditioning units
- NBN (FTTP)
- R2.5 wall insulation and R4.0 ceiling insulation with Anticon roof blanket

Outside:

- Open, paved entertaining area in front courtyard accessed from living room
- Separate gate access for guests into the fully enclosed courtyard
- Single garage with internal access, additional storage space to the side, remote entry door, lighting, and power
- E2 energy efficient electric hot water system located in the garage
- Room in the driveway for another 2 vehicles off the road

To help buyers, we offer the following as part of our Friendly Auction System:

- Written buyer price guide updated as the campaign progresses
- A digital brochure with everything you need to consider a purchase (request via email)
- We refer a solicitor who can review the contract for FREE and provide a FREE Section 17 certificate to waiver your cooling off if you want to submit a pre-auction offer
- Free valuations on any properties you own to help establish your correct equity base or assist with finance approval