

33 Kirwan Circuit, Stirling, ACT 2611



House For Sale

Saturday, 3 February 2024

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Bedrooms: 5

Bathrooms: 4

Parkings: 4

Type: House



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Auction 27/02/2024

Nestled in the heart of this tightly held, leafy suburb, this two-storey residence is a blend of classic charm and contemporary comfort. Step inside to find a meticulously modernized space. The layout flows seamlessly, allowing for easy transitions between spaces and from indoors to outdoors. What sets this home apart is its adaptability, light filled North facing interior and beautiful zoned gardens. Choose between three bedrooms and two living areas or transform the expansive additional living space into a fourth bedroom, tailoring the home to your unique lifestyle. On the upper level, two balconies off the three bedrooms overlook private and picturesque gardens and capture an elevated outlook to the North, creating a peaceful backdrop to start your day. To the rear of the block, in the lower garden, the owners have thoughtfully added a versatile 30m² studio (or multi-purpose space) with its own bathroom, expanding the possibilities of this residence even further. This multifunctional space can serve as an additional bedroom for guests, a comfortable additional living area, a work from home space, a rumpus, a gym/exercise room, the perfect teenager retreat, hobby studio, running a small business like a beauty salon-the choice is yours! Regardless there is the flexibility to adapt to your lifestyle. Welcome home to a residence that transcends mere bricks and mortar-it's a space where memories are made & stories unfold. Make sure to watch our detailed, walk through video, it's our 24/7 salesperson for you to 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 auction campaign and the full marketing contract, just send us an inquiry from any of the web portals noting your name and number and it will be automatically sent to you.

Features Overview:

- Free standing, separate title house on a spacious 700m² block
- North facing, with double-glazing to the majority of windows
- Ducted reverse cycle air conditioning upstairs, reverse cycle unit downstairs, gas fire place in living & ceiling fans in all rooms
- Positioned in a quiet loop street & backing reserve at the rear
- Fully approved 30m² multifunctional studio with bathroom in the lower rear garden
- Multiple outdoor entertaining areas
- Short walk to Cooleman Court
- Vacant possession & flexible settlement options
- Early access prior to settlement will be considered
- Pre-auction offers above the guide price considered (accompanied with a Section 17)

The numbers (approx):

- Main living area: 195m²
- Studio: 30m²
- Garage: 36m²
- Carport: 20m²
- Front entertaining area: 24.5m²
- Rear entertaining area: 28m²
- Block size: 700m²
- Energy rating: 3 stars with a potential of 6 stars
- Age of home: 39 years (built 1985)
- General Rates: \$3,366 p.a.
- Land tax (investors only): \$5,821 p.a.
- Conservative rental estimate (unfurnished): \$880/wk

Inside:

- Huge living room with ceiling fans, a 'Lopi Linear Driftwood' gas fireplace with driftwood logs twigs and stones, large North facing double-glazed 'tilt and turn' windows plus French doors
- Updated kitchen with outlook to a tiled front terrace, 20mm thick stone benchtops, 900mm induction electric cooktop, ducted rangehood, corner pantry, double electric oven, large plumbed
- French door fridge included (2m x 1.2m), island bench with drawers & overhang for breakfast bar, 11 lineal metres of bench space for preparing meals and multiple cupboards & drawers
- Three large North facing bedrooms upstairs with built in robes, ceiling fans, carpet underfoot, thick curtains & access to balconies with Northerly views
- Main bedroom's ensuite has a corner shower, vanity & toilet
- Upstairs bathroom with raked ceilings and high windows, white painted wood panels on walls, shower/bath combo, toilet & vanity with storage
- Large separate North facing room downstairs can be used as a 2nd living area or a 4th bedroom and has views and access to rear garden through double glazed swinging doors and window
- Downstairs bathroom has full height tiling, vanity, toilet, corner shower & heat lamps
- Laundry has a walk in floor to ceiling cupboard with adjustable metal shelving behind 3 sliding doors (1.7m x 1.1m), stone benchtop, sink, soft close drawers & access door to the garage
- 3 x built-in linen cupboards (upstairs)
- High raked ceilings with windows upstairs
- Freshly painted throughout
- Digital door lock
- Halogen and LED downlighting
- Gas hot water system
- ADSL internet
- Separate approved studio with high raked ceilings, carpet underfoot, bathroom & plumbing installed to add a kitchen should you wish
- Studio bathroom has full height tiling, shower, toilet, vanity with shaving cabinet over (with storage)

Outside:

- Beautiful gardens zoned into 3 separate areas to the back by hedges and garden beds
- Freshly painted balconies off the upstairs bedrooms
- Driveways on both sides of the house to fit multiple vehicles off the road
- Large rear entertaining area to the North with water feature
- Large front entertaining terrace - private from the street
- Lawn off the 4th bedroom, perfect for kids & pets
- Split level garden design separates the vegetable garden and studio from the entertaining areas
- 4 x established raised vegetable gardens with automatic irrigation system (zoned)
- Automated and zoned irrigation to the entire property
- Tandem carport to left side of home with power & space at the rear for trailer
- 2 gated service areas at the rear, one with access to reserve

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