

34 Churcher Crescent, Whitlam, ACT, 2611

VERV

House For Sale

Friday, 9 August 2024

34 Churcher Crescent, Whitlam, ACT, 2611

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



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Architecturally Designed Brand New Build in Whitlam

Presented to the market is this outstanding newly built, architecturally deigned home within one of Whitlam's most desired locations. This gorgeous home has been constructed to a high standard with well-appointed finishes and designer inclusions throughout. Complete with custom high gloss joinery, high quality appliances, Vinyl Hybrid Spotted Gum flooring and double-glazed windows throughout.

Number 34 offers an excellent floorplan with the living areas designed to enjoy a northerly aspect, segregated master bedroom to the front of the home with a walk-in-robe and designer ensuite. The home offers four bedrooms, three designer bathrooms finished with floor to ceiling tiles, a powder room and double garage with internal access.

This newly constructed home offers a range of textures to deliver a welcoming setting upon a neutral pallet. A well-planned design, this four-bedroom residence has been built by one of Canberra's most reputable builders 'Jada Building Projects'.

When you consider the cost of purchasing a block of land in this position and with increased building costs - the true cost to replace this home would be significantly higher (in the current market) than the current asking price and therefore to purchase this home at the current asking price represents extraordinary value. Why go through the stress, when it is all done for you.

Features include:

- Brand new construction
- 2.70m ceiling throughout
- Double Glazed Windows throughout
- Four generous bedrooms
- Three bathrooms (main, guest & ensuite)
- Powder room
- Double garage with internal access
- Decowood feature garage door
- Vinyl Hybrid Spotted Gum flooring
- Custom high gloss joinery
- 70mm bench tops for the kitchen
- Feature lighting with LED strips for the kitchen
- Whirlpool and Ariston appliances
- 50mm bench tops for the vanities and laundry
- Merbau 1200mm front door with Samsung Lock
- Merbau Vertical slat features internally
- Floor to ceiling contemporary tiles throughout
- Fans throughout
- Reverse Cycle Zoned Samsung Heating Cooling system
- Alder Tap ware throughout
- Walnut colour Polytec Walk In Robes
- Exposed Aggregate Concreted Paths and driveways throughout
- Full landscaped with Sandstone rock walls
- Low maintenance backyard
- Grass area for the kids or family pet
- Outstanding location

Built: 2024

EER: 6.8

Block size: 510m² approx.

Living size: 218.20m² approx.

Garage: 35.93m² approx.

Porch: 3.07m² approx.

Alfresco: 10.80m² approx.