

**4 Josie Agius Street, Whitlam, ACT 2611**

**VERV**

**House For Sale**

Wednesday, 10 July 2024

4 Josie Agius Street, Whitlam, ACT 2611

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 576 m2**

**Type: House**



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**\$1,550,000 +**

Imagine a home meticulously crafted to the highest standards, where every detail speaks of luxury and elegance. This architectural masterpiece boasts designer inclusions that redefine comfort and style. Constructed by one of Canberra's leading builders, Blackett Homes, this exceptional residence offers a stunning façade adorned with Custom Cedar Timber cladding and Custom Cedar Pivot Door. From the moment you step inside, the luxe finishes are palpable with the finest materials and exquisite textures throughout. This home is not just a residence but a testament to unparalleled craftsmanship and timeless allure.

Number 4 is a breathtaking residence offering four bedrooms, two designer bathrooms finished with floor-to-ceiling tiles and a double garage with internal access. As you step into the heart of the home the northerly living spaces are bathed in natural light pouring through expansive windows, offering panoramic views of the landscaped gardens and mountain ranges. The gourmet kitchen is equipped with top-of-the-line appliances and a spacious island bench for your culinary creations. The home has been designed with entertaining in mind and a superb open-plan living area that flows onto the covered alfresco with double stacking doors, allowing for a seamless transition from indoor living to outdoor entertaining.

This home is not just a sanctuary but a masterpiece designed for the art of entertaining in the most luxurious fashion imaginable. When location matters, deciding to purchase your next home in a bustling and popular suburb is important. Whitlam is a central suburb that is within proximity to Canberra CBD, Lake Burley Griffin, and many of Canberra's most renowned locations, whilst being carefully designed with beautiful parks, walking and bike paths with stunning vistas.

**Features Include:**

- Architecturally designed home
- Blackbutt Timber engineered floating floors
- Exceptional split-level design
- Built by Award-Winning Blackett Homes
- Stylish home built over 291m<sup>2</sup> under roofline
- Double-glazed windows and doors throughout
- 2550mm high ceilings to main living
- 2895mm high ceilings to rear of the house
- Steel frames and roof trusses
- Four generous bedrooms (all with built-in-robos)
- Two designer bathrooms (main & ensuite)
- Double garage with internal access and automatic door
- Rumpus room can be converted back to bedroom 4 (owner happy to arrange)\*
- Segregated and large master bedroom with walk-in-robe and ensuite
- Designer ensuite with wall-hung double vanity, floor-to-ceiling tiles, stunning shower with double shower head and mirrored shaving cabinets
- Breathtaking designer main bathroom with free-standing bathtub, frameless shower, wall-hung vanity unit and mirrored shaving cabinets
- Designer kitchen with 20mm stone benchtop, island benchtop, tiled splash back, feature lighting, soft close drawers, under-bench stool seating and LED strip lighting
- Quality kitchen appliances; Westinghouse 900mm electric Induction Cooktop, 2x Westinghouse 600mm Electric Pyrolytic Ovens, Westinghouse 900mm Integrated Rangehood and Asko Dishwasher
- Large walk-in pantry with custom joinery and cabinetry, window splashback, ample bench space and additional sink
- Stunning covered alfresco with double-glazed stacker doors, ceiling fan and composite timber decking (no maintenance decking)
- Custom Cedar Timber cladding to the front façade
- Custom Cedar Timber Pivot front door
- Irrigated gardens controlled by WI-FI controller and through phone
- 2x Toshiba reverse cycle ducted single-phase air-conditioning systems. The main system has Wi-Fi access and the system to the rear of the house has bedroom zoning
- Security alarm system with keypad, outdoor siren and 3 x motion sensors
- Roman blinds to beds 2 & 3
- Roller blinds to all living areas and master bedroom
- Sheers to all living areas
- Generous backyard with grass area

**Additional Features:**

- Three-phase power meter board
- Velux Fixed Skylight to front entry
- Stiebel Eltron 302L WWK 302H Heat Pump with Smart Element Kitchen, WIP & Laundry
- Stiebel Eltron Electric Hot Water Unit DHE 27 AU 29.1kw 3-phase to the Master Ensuite
- 6.66kW Solar PV System
- Dedicated 32-amp circuit with a 15-amp power point for electric vehicle charging
- Clipsal Iconic power points and light switching
- Dimmers to most lights
- Data points throughout
- NBN connected
- Recessed LED warm white lights
- 2x Ring Floodlight Camera Wired Plus
- Ring Video Doorbell Wired
- R6.0 ceiling insulation to Living areas including Garage & Alfresco ceilings
- R2.5 wall insulation to external walls including internal Garage walls (excluding external Garage)
- R2.0 Sound insulation to all internal walls

EER: 6.0 Stars (approx.) Date of Completion: 2022  
Block: 576m<sup>2</sup> (approx.) Living: 224.35m<sup>2</sup> (approx.) Garage: 45m<sup>2</sup> (approx.) Porch: 4.20m<sup>2</sup> (approx.) Alfresco: 18.30m<sup>2</sup> (approx.) Rates: \$3,435.84 per annum (approx.) \*Depending on the correct offer the owner is happy to look at placing the wall back in place and converting the room back to a bedroom