

6 Pannell Street, Whitlam, ACT, 2611



House For Sale

Thursday, 19 September 2024

6 Pannell Street, Whitlam, ACT, 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Modern, North-Facing & Separate Title Home with Reserve Views

Welcome to a near-new, beautifully designed, separate title home in the desirable enclave of Whitlam. This property offers an incredible opportunity for buyers or investors, boasting light-filled interiors and a prime position opposite a nature reserve. Close to future shops, schools, and kids' playgrounds, this is modern living at its finest.

This home is designed with an emphasis on open-plan living, providing a sense of space and versatility throughout. The expansive windows flood the interiors with natural light, creating a warm and inviting atmosphere. The kitchen, equipped with premium Franke appliances & tapware, ample bench space, and storage, is perfect for family meals and entertaining. The adjacent living and dining areas flow seamlessly onto a north-facing deck, overlooking the verdant garden-ideal for year-round enjoyment.

Set across two levels, the home ensures privacy with the master bedroom located on the ground floor. Complete with a custom wardrobe and ensuite, it's a perfect retreat for multi-generational families or parents seeking privacy. There is also a separate powder room on this level making sure there is plenty of room for everyone to get ready in the morning.

Upstairs, three generous bedrooms with built-in robes and stunning views provide a peaceful escape. The second level also features a rumpus room with a study nook, perfect for those working from home. The luxurious main bathroom offers a spa-like ambiance, with a semi-free standing shower, designer fittings, and an openable clear glass skylight.

This home is packed with high-end inclusions: ducted reverse cycle heating & cooling (zoned), 6.6kW solar panels, a heat pump electric hot water system, double-glazed windows, a wired camera system, and timber flooring in the living areas & carpets in the bedrooms. The oversized double garage at the rear provides ample car accommodation with electric vehicle charging and additional storage space with additional generous off-street parking at the rear.

Located opposite parkland within walking distance to kids' playgrounds, future shops, and schools, this home offers unmatched convenience. The City Centre, Belconnen Town Centre and Denman Prospect Shops are only a short drive away, making this property the perfect combination of serenity and accessibility.

Whether you're a first-time buyer, an investor, or simply looking to upgrade to a modern, low-maintenance home with spectacular reserve views, this Whitlam gem ticks all the boxes. Contact us today to arrange a viewing and secure your place in this thriving community!

Summary of features:

- 6.6kw solar panels
- Electric vehicle charging provision
- 4 bedrooms
- All bedrooms with built-in robes
- Master bedroom with walk-in robe
- 2 bathrooms plus separate powder room
- Oversize 2 car garage
- Off-street parking for 3 vehicles
- Open plan living area
- Well-appointed kitchen with stone benchtops & Franke appliances including induction cooktop, oven, dishwasher and externally ducted rangehood
- European style laundry
- North-facing to the rear
- Timber flooring to living areas, & carpets in bedrooms
- Ducted reverse cycle heating & cooling (zoned)
- Modern bathrooms with semi-frameless shower screens, bathtub & quality

fixtures

- Openable skylight to the upstairs bathroom
- Electric heat pump hot water system
- Hard-wired camera system
- Sensor security lighting to all external areas
- Crimsafe matching front screen

Located close to:

- City 12 minutes' drive
- Westfield Belconnen 10 minutes' drive
- Belconnen High School 8 minutes' drive
- Evelyn Scott School 7 minutes' drive
- Denman Prospect Shops 8 minutes' drive
- Whitlam future shops & school 5 minutes' walk

Key figures: (approx.)

- House size: 195m²
- Living area: 147m²
- Garage: 47m²
- Deck: 14.5m²
- Block size: 317m²
- Built: 2023
- Rates: \$2,635 per annum
- Land tax (investor's only): \$4,412 per annum
- Rental estimate: \$800 per week
- EER: 5.5 Stars