

7 Clegg Lane, Strathnairn, ACT, 2615



House For Sale

Wednesday, 28 August 2024

7 Clegg Lane, Strathnairn, ACT, 2615

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: House

Stylish and Sustainable Self-Titled Terrace Home within Green Community

Experience modern living at its best with this nearly new, two-story terrace home in the vibrant and emerging suburb of Strathnairn within Ginninderry. Perfectly suited for those who value sustainability and energy efficiency, this home is a true gem.

Upon entering, you'll be struck by the design that emphasizes eco-friendly features. Double glazing throughout ensures a serene and comfortable environment, while the solar system, equipped with 6 panels and a 1.5 kW capacity, helps reduce energy bills and minimize your carbon footprint.

The home boasts stylish high ceilings and contemporary finishes that create an open, inviting space. As a self-titled property, you enjoy the benefits of ownership without the burden of strata fees. Whether you're enjoying the elevated views from the expansive living area or unwinding in the cozy bedrooms, this home perfectly balances comfort with sustainability.

For those seeking a residence that reflects their commitment to a greener lifestyle, this Strathnairn property offers a remarkable opportunity. Embrace an eco-conscious living experience and make this exceptional home yours!

THE FEATURES:

Energy Efficiency: Double-glazed windows, solar panels, and a quiet street with restricted traffic ensure a peaceful, cost-effective lifestyle.

Modern Interiors: Timber-look flooring downstairs, plush carpets on stairs and upper levels, and stylish tiles in wet areas.

Spacious Design: Separate living and sleeping areas across two levels with 2.7m high ceilings on the ground floor and 2.4m on the top floor.

Gourmet Kitchen: Equipped with stone benchtop, stainless steel appliances including an electric oven, induction cooktop, externally ducted rangehood, and provisions for a microwave and fridge.

Comfort and Convenience: Reverse cycle air conditioning, LED downlighting, remote access garage and modern fixtures.

THE NUMBERS:

- Living area: 99sqm
- Land size: 91sqm
- Single garage: 25sqm
- Built in 2020)
- General rates: \$412 p/q
- EER 6 stars out of 6 stars
- Quality built by PBS Building

THE COMMUNITY:

- 350 metres to the Strathnairn Early Childhood Education Care (ECEC) to Yr6 school (opens 2026. ACT Gov)
- 6 minute drive to Macgregor Primary School
- 6 minute drive to Kingsford Smith School
- 9 minute drive to St John the Apostle Primary School
- 5 mins drive to Kippax
- 3 mins drive to Burns Golf Club
- 10 mins drive Calvary Private and Public Hospital and University of Canberra
- 10 mins drive to Westfield Belconnen shopping centre
- 17 mins drive to City
- Free bus route runs every half hour 7 days a week
- 10 mins walk to Ginninderry Dog Park

- Bike exclusive tracks throughout suburb
- Bush tracks and nature walks
- Planned recreational areas along Murrumbidgee River

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.