

7 Frearson Street, Strathnairn, ACT, 2615



House For Sale

Wednesday, 11 September 2024

7 Frearson Street, Strathnairn, ACT, 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Ginninderry's Dress Circle: Spacious, comfortable and considered living

With its proximity to parkland, adjacency to the upcoming Strathnairn School and grassy views of the highly sought-after Paddys Park, this bright, spacious home offers a fantastic opportunity for those seeking a desirable city fringe lifestyle.

Ideal for both families and those looking to downsize, this home stands out with its thoughtfully designed, high-quality, and spacious living areas. It features a generously sized master bedroom, with bedrooms two and three separated with no adjoining walls, and bedroom four offering flexibility as an additional living space. The design, reflecting the expertise of owners who have built many times, features a spacious study nook and two stylish, easy-to-maintain bathrooms. Extra width in the hallways, doors, and a covered outdoor entertainment area enhance the overall flow.

The modern kitchen is a highlight, showcasing raised waterfall benchtops, seamless overhead cupboards, stainless-steel Smeg appliances, a Bosch integrated dishwasher, and fridge plumbing. It is further complemented by a generous butler's pantry with a window, allowing natural light and views of the backyard. With a full walk-in linen closet and ample storage options throughout, this home delivers both exceptional quality and practical convenience for a comfortable lifestyle.

Hebel-built and featuring oversized double-glazed windows with charming park views, the home is bathed in natural light, creating a bright, open, and inviting atmosphere that remains warm and welcoming year-round. Three thoughtfully positioned skylights, ducted reverse cycle air conditioning, nearly 10kW of solar panels and a comprehensive home energy management system, with a battery to reduce electricity costs, combined with water conservation measures, all perfectly balance warmth and efficiency, offering a true sanctuary for your family.

Living within the Ginninderry community provides more than access to amenities like community food gardens, playgrounds, sports areas, dog parks, hiking trails, biking paths, and the proposed riverside recreation area. It also means embracing eco-friendly living and enjoying advanced sustainability features.

Positioned almost 70 metres from the future Strathnairn School further underscores your commitment to intentional, well-rounded living.

FEATURES:

- Generous 589 sqm parcel of land
- Spacious 212 sqm Hebel home plus 41 sqm garage
- 26 sqm of covered outdoor areas, including a covered alfresco
- Four bedrooms, two bathrooms, and a two-car garage
- 2.7m ceilings throughout & large skylights in the kitchen, hallway, and laundry
- Open-plan kitchen that seamlessly connects to the living and dining areas
- Well-appointed kitchen with raised waterfall edge benchtops, an oversized butler's pantry, stainless steel Smeg appliances, Bosch integrated dishwasher, fridge plumbing, soft-close storage, and a full butler's kitchen
- Expansive master bedroom with walk-in robe, double vanity ensuite with heated towel rails, a large waterfall shower, and a separate enclosed toilet, all designed for easy cleaning
- Built-in robes in bedrooms 2 and 3
- Front room with stunning park views, versatile as a second living space or fourth bedroom
- Laundry with ample storage options
- Additional wall protection for mounted TVs and soundbars (included)
- Sliding stacker doors
- Crimsafe security front door
- Ceiling fans in the master bedroom, bedroom 3, and bedroom 4
- Study nook
- Walk-in linen closet

- 9.845 kW solar system with inverter and 10 kW battery
- Plantation shutters in south-facing bedrooms and the powder room
- Automatic blackout blinds and easy-care curtains in the family room (each panel removable for easy washing)
- Hebel exterior walls
- Sandstone retaining walls and additional sump drains
- Small garden shed

AMENITIES:

- * Opposite the locally renowned Paddys Park
- * 70 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

Rates: \$784 per quarter

EER: 6 out of 6

Built: 2021

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