

**74 Pro Hart Avenue, Strathnairn, ACT, 2615**



**Townhouse For Sale**

Thursday, 18 July 2024

74 Pro Hart Avenue, Strathnairn, ACT, 2615

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Amy Taylor

## STEP INTO THE EPITOME OF MODERN ELEGANCE AT 72 PRO HART AVENUE

Step into a world of timeless elegance & modern allure at 72 Pro Hart Avenue, situated in the picturesque neighborhood of Strathnairn. Discover a sanctuary of style and sophistication waiting to welcome you home.

Features of the home:

- 2 level, townhouse living including easy care landscaped courtyard offering district views of the local vineyard
- Kitchen with stone bench tops, 600mm electric cooktop & oven, plus built in dishwasher & walk-in pantry. Blending seamlessly with the adjacent light-filled open plan dining & family room, creating a harmonious & functional living area.
- Separate light filled living room overlooks privately landscaped courtyard gardens
- Spacious master bedroom with walk in robe & ensuite located downstairs & 3 generously sized bedrooms upstairs, all featuring built-in robes.
- Main bathroom includes full height tiling plus segregated toilet / powder room
- Powder room located downstairs for your convenience
- Established well maintained gardens wrap the home front & back, along with alfresco area for entertaining
- Double garage with remote control is accessed via a rear lane
- Generous 2.550mm ceiling height upstairs & downstairs creates an open & airy feel, throughout the home
- Other features include 4.15kw, 12 x Jinko Tiger solar electricity system, Rinnai 250ltr Enviroflo heat pump hot water system, RCAC ducted heating & cooling, double glazed windows throughout
- Residence: 140.47m<sup>2</sup>, Garage: 40.07m<sup>2</sup>, Total: 180.54m<sup>2</sup>
- Block size: 466m<sup>2</sup>.
- Year built: 2023
- EER: 5 Stars
- Rates: \$638 p.qtr
- Rental Estimate: \$750 to \$775 p/wk in current rental market

Agent interest in the property.

This near new family home has too many features to list – don't believe me, come & see it for yourself!

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