

# 74 Pro Hart Avenue Strathnairn, Strathnairn, ACT 2615



## Townhouse For Sale

Friday, 12 July 2024

74 Pro Hart Avenue Strathnairn, Strathnairn, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 181 m2

Type: Townhouse



Amy Taylor

**\$945,000 +**

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 2.550m 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: \$XXX 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! Manage Me assumes no responsibility or liability for any errors and/or omissions in the contents of this advertisement. Manage Me gives no warranty as to its correctness, accuracy, or sustainability. Interested parties must rely on their own enquiry and should verify accuracy of information before proceeding.