

9A Yeomans Street, Strathnairn, ACT 2615

Townhouse For Sale

Sunday, 23 June 2024



9A Yeomans Street, Strathnairn, ACT 2615

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 103 m2

Type: Townhouse



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Offers Over \$569,000

Experience modern living in this stunning split-level townhouse, designed for comfort and style. This home is ideal for entry-level, first-time buyers seeking both elegance and practicality. As you step inside, you'll be greeted by hardwood flooring throughout the lower level, creating a warm and inviting atmosphere. The home features ducted heating and cooling, double and single glazed windows, and a 6-star Energy Efficiency Rating (EER) for superior insulation and energy savings. Spanning 82m² of living space, this townhouse is bright and spacious, with a north-facing orientation that floods the interiors with natural light. The front courtyard, complete with a built-in barbecue, is perfect for outdoor entertaining, ideal for gatherings with friends and family. The home includes two generously sized carpeted bedrooms, each with built-in robes providing ample storage. These cozy bedrooms ensure restful nights and offer plenty of room for your belongings. The kitchen features quality Franke appliances, including a cooktop, oven, and a Bosch dishwasher, all set against an engineered stone benchtop. This modern kitchen, with its high-end finishes, will inspire your culinary creativity. Sustainability is a key feature of this home, with an all-electric setup powered by a 2.2kW solar system with 4 panels, ensuring lower utility bills and a smaller carbon footprint. Blackout and privacy blinds are installed throughout the townhouse, allowing you to control the ambiance and comfort of your living spaces. The bathroom is a serene retreat, featuring a luxurious free-standing bathtub and elegant floor-to-ceiling tiles. For added convenience and practicality, there is a separate powder room for the toilet. Storage is plentiful, with a garage plus an additional car space, and an extra storage shed at the back. Additional features include 20m² of garage space. From its high-end finishes to its energy-efficient design, every detail of this home has been thoughtfully considered to provide the ultimate in luxury and functionality. This home is especially suited for entry-level, first-time buyers looking for a blend of style, sustainability, and practicality in their new home.

The Lifestyle:· St John the Apostle Primary School (8 min drive)· Westfield Belconnen (13 min drive)· Kippax Fair (7 min drive)· Holt Shops (6 min drive)· Burns Golf Club (4 min drive)· Canberra CBD (19 min drive)

The Perks:· Stunning split-level design· Hardwood flooring throughout the lower level· Ducted heating and cooling for year-round comfort· Combination of double & single glazed windows· North-facing orientation for abundant natural light· Front courtyard with built-in barbecue· Garage plus an additional car space· Extra storage shed at the back· Quality Franke appliances· Bosch dishwasher· Engineered stone benchtop in the kitchen· All-electric setup with 2.2kW solar system (4 panels)· Blackout and privacy blinds throughout· Luxurious bathroom with a free-standing bathtub· Floor-to-ceiling tiles in the bathroom· Separate powder room for the toilet

The Numbers:· Total living: 82m²· Garage: 20m²· Rates: \$520 p.q approx· Strata fees: \$452 p.q approx· Rental Estimate: \$560 - \$580 p.w approx· Build: 2021· EER: 6 Stars

Explaining the private treaty process:· To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.