

**EKKO 1, Whitlam, ACT, 2611**



**Townhouse For Sale**

Thursday, 18 July 2024

**EKKO 1, Whitlam, ACT, 2611**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: Townhouse**

## Luxurious living on one level!

Ticking all the boxes, this brand new three bedroom townhouse takes versatility to new heights, with endless options all under one roof. Spanning 128m<sup>2</sup> of living on one level, this unique floor plan has been thoughtfully designed. With multiple living areas, outdoor spaces and ample parking for four cars, you can be assured that this home will suit your every need.

Constructed by one of Canberra's most reputable home builders 'Elevated Living', you can take full advantage of the elevated position. Sit on your private balcony and take in the everchanging sunsets that frame the Molonglo Valley and Brindabella mountain ranges beyond. The main living area is flooded with Northern natural light through your double glazed windows and doors. The modern kitchen boasts 20mm stone benchtops, Fisher and Paykel appliances and ample storage for those who love to cook.

The master bedroom is segregated at the rear with a large walk-in-robe and generous ensuite while the two additional bedrooms both have built-in robes and are serviced by the main bathroom. Extra comforts include a European laundry, two courtyards and ducted heating and cooling throughout.

The unique floor plan offers two generous sized bedrooms upstairs, both with wall-to-wall robes and ensuites. While your guests can utilise the convenience of a ground floor power room. Extra comforts include a European Laundry, reverse cycle heating and cooling, two side-by-side secure parking spaces and a storage cage.

Additionally, with construction commencing on the Whitlam shops just across the road, you will have everything you need just a stone's throw away. While the new bridge at Coppins Crossing is already underway, you will have direct access to Denman Prospect, Stromlo Leisure Centre, and the Molonglo Valley. A mere 15 minute drive in any direction you will find Belconnen, Woden and Canberra City Centres, giving you endless choices when it comes to eating, shopping or entertaining.

With completion due in early 2025, you better get in quick to secure this offering, get in touch today or visit our display suite, located at the Denman Village Shops, Shop 21/3 Felstead Vista, Denman Prospect.

### Features:

- Built one of Canberra's best home builders Elevated Living
- Exchange on \$5k with full deposit due by 30th September
- North facing secure courtyard
- Practical floor plan maximising every opportunity for space
- Chefs kitchen with stone benchtops, Fisher and Paykel appliances and ample storage
- Separate secondary lounge with balcony
- Internal atrium courtyard
- Generous master bedroom with walk-in-robe and ensuite
- European laundry
- Ducted heating & cooling throughout
- Main bathroom featuring Caroma tapware and floor to ceiling tiling
- Parking for four with a oversized double garage with internal access & double undercover carport
- Breathtaking views of the Molonglo Valley & Brindabella Ranges
- Prime location with close proximity to parklands, walking paths and the future Whitlam Shops/School
- Close proximity to Belconnen, Woden and Canberra City Centre

### Stats:

Living: 128m<sup>2</sup>

Balcony: 8m<sup>2</sup>

Courtyard 1: 8m<sup>2</sup>

Courtyard 2: 28m<sup>2</sup>

EER: 6.1

Body Corp: \$1,914 pa (approx)

Please Note: Whilst all care has been taken by Ray White Canberra to ensure accuracy in the preparation of the particulars herein, no warranty or representation, express or implied, as to the accuracy or completeness of the particulars provided is made or given by us and interested parties must therefore rely on their own enquiries. Liability for any error, omission, negligence or misrepresentation is hereby excluded.