

**EKKO 30, Whitlam, ACT, 2611**



**Townhouse For Sale**

Thursday, 18 July 2024

EKKO 30, Whitlam, ACT, 2611

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**

## Elevated views to the Brindabellas & Beyond

With a prime position and elevated advantage, this brand new two bedroom townhouse boasts an impressive list of inclusions. With a North facing aspect, the property is flooded with natural light while still providing a private and peaceful sanctuary to call home. Constructed by one of Canberra's most reputable builders 'Elevated Living', now is your chance to secure one of their highly sought offerings.

Take in the breathtaking unobstructed views of the Molonglo River and beyond to the Brindabella Mountain Ranges through your large double glazed windows. The well equipped kitchen is the centre of the space offering stone benchtops, Fisher and Paykel appliances and ample storage for those who love to cook.

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.

At the front of the home you will find a large, secure courtyard which is the perfect place to relax and unwind at the end of the day. Just outside your front gate you will find a large greenspace and park that leads to the many walking tracks around Whitlam. Additionally, with construction commencing on the Whitlam shops just across the road, you will have everything you need just a stone's throw away.

With the new bridge at Coppins Crossing already under construction you will have direct access to Denman Prospect, Stromlo Leisure Centre, the Molonglo Valley and Woden Town Centre. Due for completion in early 2025, this townhouse won't last long, 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
- Practical North facing floor plan, maximising every opportunity for space
- Galley kitchen with stone benchtops, Fisher and Paykel appliances and ample storage
- Large bedroom with walk-in-robe
- Separate powder room
- Secure and private gated courtyard
- Side by side secure basement parking & storage cage
- Breathtaking views of the Molonglo Valley & Brindabella Ranges
- Prime location with close proximity to parklands, walking paths and the future Whitlam Shops/School

### Stats:

Living: 84m<sup>2</sup>

Courtyard: 24m<sup>2</sup>

EER: 6.5

Body Corp: \$2,171 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.