

11 Argonaut Street, Whitlam, ACT, 2611

CARTER + CO

House For Sale

Friday, 22 November 2024

11 Argonaut Street, Whitlam, ACT, 2611

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House

Your ultimate family home

Why You Want To Live Here.

Introducing 11 Argonaut Street, Whitlam – a pinnacle of modern luxury living. This residence stands as a testament to exquisite craftsmanship and contemporary design, capturing attention with its impressive façade and immense street appeal.

Step into sophistication with a separate lounge offers a private retreat for moments of relaxation. The heart of this home is the open-plan living and dining spaces, adorned with a raked ceiling and high windows, allowing natural light to cascade in, creating an atmosphere of warmth and grandeur. The large open kitchen is a culinary masterpiece, with 40mm kitchen stone benchtops featuring a waterfall edge, and top-of-the-range SMEG appliances, including a 900mm induction cooktop, oven, and dishwasher. Soft-close drawers and cupboards, along with a butcher's pantry, add a touch of convenience to this culinary haven. The residence boasts a third living area, perfect for a multipurpose room or a children's activity space, ensuring every lifestyle need is met.

Luxurious comfort awaits in the master bedroom, featuring a walk-in robe and a stunning ensuite. A guest bedroom with a built-in robe and additional ensuite, along with two spacious bedrooms with built-in robes, ensures that privacy and style are seamlessly integrated. The main bathroom is a sanctuary with a free-standing bathtub, shower, and a separate toilet, offering a spa-like experience at your fingertips. The large laundry provides an abundance of storage, enhancing the practicality of daily living.

Step into the outdoors, where the alfresco entertaining area beckons for gatherings under the open sky, complemented by Eco decking and a low-maintenance landscaped backyard, invites relaxation amidst nature's beauty. The attention to detail is evident throughout, from the Caroma brushed brass tapware to the Parisi vanities, adding a touch of opulence to every space.

Daikin ducted reverse cycle heating and cooling with 7 zones, double-glazed windows ensure that your living experience is not just luxurious but also sustainable. Additional features include a video intercom, a 2000L water tank with pump, and 2 x instantaneous electric hot water systems.

Convenience is key, with the home being a stone's throw away from the Whitlam Community Playground and Molonglo River, minutes' drive to local shops and Canberra's bustling CBD. 11 Argonaut Street, Whitlam is more than a residence; it's an embodiment of contemporary luxury, where every detail has been meticulously crafted to elevate your living experience. Welcome to a lifestyle of sophistication, comfort, and modern convenience.

The Features You Want To Know.

- + Elevated position
- + Orientated with North down the long axis of the home with abundance of natural light
- + Single storey residence with an impressive façade and immense street appeal
- + Separate lounge for private retreats
- + Open-plan living and dining spaces with a raked ceiling and high windows, creating a spacious and inviting atmosphere
- + Third living area, perfect for a multipurpose room or children's activities.
- + Large open kitchen with 40mm stone benchtops, 900mm SMEG appliances, soft-close drawers, and a large butcher's pantry
- + Oversized master bedroom with a walk-in robe and luxurious ensuite.
- + Guest bedroom with built-in robes and additional ensuite.
- + Two spacious bedrooms with built-in robes, serviced by the main bathroom with a free-standing bathtub and a separate toilet
- + Large laundry with ample storage.
- + Powder room next to the main living area

- + Outdoor alfresco entertaining area and low-maintenance backyard with Eco decking
- + Landscaped front yard.
- + Daikin ducted reverse cycle heating and cooling with 7 zones.
- + Double-glazed windows for energy efficiency.
- + 2 x instantaneous electric hot water systems.
- + 2000L water tank with pump.
- + 2.34m height doors throughout.

The Location.

- + Within 2 minutes' walk to the Whitlam Community Playground
- + Within 5 minutes' walk to the Molonglo River Reserve
- + Within 8 minutes' drive to the Denman Village Shops
- + Within 11 minutes' drive to the Westfield Belconnen
- + Within 14 minutes' drive to the Canberra CBD

The Stats You Need to Know!

- + Land Size : 460m² (approx..)
- + Living : 219.84m² (approx..)
- + Garage : 37.71m² (approx..)
- + Alfresco : 12.17m² (approx..)
- + Porch : 2.62m² (approx..)
- + Deck: 25m² (approx..)
- + Total Built: 297.34m² (approx..)
- + EER: 6.0
- + Built: 2024
- + UV: \$598,000 (2024)
- + Rates: \$854 p.q.(approx..)
- + Land Tax: \$1,614 p.q. (approx..) Investors only