

**13 Clegg Lane, Strathnairn, ACT, 2615**



**House For Sale**

Thursday, 31 October 2024

13 Clegg Lane, Strathnairn, ACT, 2615

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## Comfy, Cosy and Eco-Friendly: Self-Titled Terrace Home in a Green Community

Attended to and detailed as only owner occupiers can, discover modern living at its finest in this nearly new two-story terrace home, located in the vibrant and growing suburb of Strathnairn within Ginninderry. Ideal for those who prioritise sustainability and energy efficiency, this home is a true treasure.

As you step inside, you'll be captivated by the design that highlights eco-friendly features. The double glazing throughout creates a tranquil and comfortable atmosphere, while the solar system features a solid 1.5 kW capacity to help lower energy costs and reduce your carbon footprint.

This home features high ceilings and modern finishes that create an open and welcoming atmosphere. As a self-titled property, you enjoy the perks of ownership without the hassle of strata fees. Whether you're taking in the elevated views from the spacious living area or relaxing in the cosy bedrooms, this residence strikes the perfect balance between comfort and sustainability.

For those looking for a home that embodies their dedication to a greener lifestyle, this property in Strathnairn presents an outstanding opportunity. Embrace an eco-friendly living experience and make this exceptional residence your own!

### THE FEATURES:

- **Energy Efficiency:** Double-glazed windows, solar panels, and a quiet street with restricted traffic ensure a peaceful, cost-effective lifestyle.
- **Modern Interiors:** Timber-look flooring downstairs and upstairs living, plush carpets on stairs and bedrooms, and stylish tiles in wet areas.
- **Spacious Design:** Separate living and sleeping areas across two levels with 2.7m high ceilings on the ground floor and 2.55m on the top floor.
- **Gourmet Kitchen:** Equipped with stone benchtop, stainless steel appliances including an electric oven, induction cooktop, externally ducted rangehood, and custom spaces for a microwave and fridge.
- **Comfort and Convenience:** Reverse cycle air conditioning in upstairs bedroom and living, LED downlighting, remote access garage and modern fixtures.

### THE NUMBERS:

- Living area: 95sqm
- Land size: 91sqm
- Single garage: 25sqm
- Built in 2020
- Rates: \$427p/q
- Self Titled Land: NO STRATA
- EER 6 stars out of 6 stars
- Quality built by PBS Building

### THE COMMUNITY:

- 350 metres to the Strathnairn Early Childhood Education Care (ECEC) to Yr6 school (opens 2026. ACT Gov)
- 6 minute drive to Macgregor Primary School
- 6 minute drive to Kingsford Smith School
- 9 minute drive to St John the Apostle Primary School
- 5 mins drive to Kippax
- 3 mins drive to Burns Golf Club
- 10 mins drive Calvary Private and Public Hospital and University of Canberra

- 10 mins drive to Westfield Belconnen shopping centre
- 17 mins drive to City
- Free bus route runs every half hour 7 days a week
- 10 mins walk to Ginninderry Dog Park
- Bike exclusive tracks throughout suburb
- Bush tracks and nature walks
- Planned recreational areas along Murrumbidgee River

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.