

19 Castagna Street, Strathnairn, ACT, 2615



House For Sale

Thursday, 31 October 2024

19 Castagna Street, Strathnairn, ACT, 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Type: House

Rare and Spacious, Oversized Block Living with Unobstructed Brindabella Mountain Views for a Serene Outdoor Lifestyle

Nestled adjacent to lush green open spaces and set on a rare oversized 674 sqm block, this home boasts unobstructed views of the Brindabella Mountains and its breathtaking sunsets, presenting an incredible opportunity for those seeking a desirable city fringe lifestyle.

Ideal for couples and young families who cherish outdoor living and desire room to grow, this residence exemplifies quality craftsmanship, featuring energy-efficient designs throughout. The spacious master bedroom offers a peaceful retreat, while bedrooms two, three and four are thoughtfully separated. The home flows seamlessly to an alfresco area and a wide wood extension verandah, enhancing the connection between indoor and outdoor spaces.

Upon entering the living area, you'll be greeted by impressive 3.2-meter high ceilings that create an expansive but cosy sense of space. Filled with natural light, the living area showcases stunning views of the Brindabella Mountains and surrounding greenspace and ponds, fostering a bright and inviting atmosphere that feels warm year-round. The modern kitchen, a standout feature of the open-plan layout, is equipped with Fisher & Paykel appliances and water-conserving tapware and is complemented by a convenient spacious walk-in pantry. With ample storage throughout, this home perfectly balances quality with convenience for a comfortable lifestyle.

Beyond the two car garage, the additional gated driveway alongside the home, offers excellent parking options for campervans, trailers, or extra vehicles. The adjacent greenspace pathway, combined with the generous block size, ensures a sense of openness, free from the cramped feeling often found in new developments.

Double-glazed throughout, this home also features dual-zone ducted reverse-cycle air conditioning, over 5kW of solar panels, and a comprehensive home energy management system complete with 10 kW battery, all designed to reduce cost of living and thus your carbon footprint. Coupled with heat pump solar hot water and effective water conservation measures, this property provides the perfect balance of warmth and efficiency, creating an indoor-outdoor sanctuary for your family.

Living within the Ginninderry community provides more than access to amenities like community food gardens, playgrounds, sports areas, dog parks, hiking trails, biking paths, and the proposed riverside recreation area. It also means embracing eco-friendly living and enjoying advanced sustainability features.

Positioned almost 500 metres from the future Strathnairn School further underscores your commitment to intentional, well-rounded living.

FEATURES:

- ☑ Generous 674 sqm parcel of land
- ☑ 132 sqm home plus 37 sqm garage
- ☑ 15 sqm of covered outdoor areas, including a covered alfresco
- ☑ Four bedrooms, two bathrooms, two-car garage with secondary driveway space for cars or campervan
- ☑ 2.7m ceilings in entry and master and 3.2 ceilings in main living and remaining bedrooms
- ☑ Open-plan kitchen that seamlessly connects to the living and dining areas
- ☑ Well-appointed kitchen a walk-in pantry, stainless steel Fisher & Paykel appliances, dishwasher
- ☑ Expansive master bedroom with walk-in robe and ensuite
- ☑ Built-in robes in bedrooms 2, 3 and 4
- ☑ Living room with stunning Brindabella Mountain views
- ☑ Laundry with ample storage options
- ☑ Double glazed throughout including sliding double glazed stacker doors
- ☑ 5 kW solar system with inverter and 10 kW battery

? Large yard

? Generous 674 sqm parcel of land

? 132 sqm home plus 37 sqm garage

? 2.7m ceilings in entry and 3.2 ceilings in main living

? 5 kW solar system with inverter and 10 kW battery

? Large yard & space for approx 4 additional cars

AMENITIES:

? 500 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

? Newly Built: 2023

? Rates: \$882 p/q

? Block size: 674 sqm

? Residence: 132 sqm

? Garage: 37 sqm

? Outdoors: 15 sqm

? Deck: 24 sqm or 8m x 3m

? UV: \$694,000 (2024)

? EER: 6.0 out of 6 stars

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