

**2 Lochee Place, Stirling, ACT, 2611**

LUTON

**House For Sale**

Thursday, 16 January 2025

2 Lochee Place, Stirling, ACT, 2611

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

### Three bedroom ensuite family home of truly immense proportions

Elegant single level three bedroom residence of approximately 185 sqm (20 squares) beautifully sited on a manicured 945 sqm land parcel in one of Weston Creek's most highly regarded neighbourhoods.

The harmonious combination of sprawling formal and casual spaces provides an ideal environment for relaxed living and home entertaining with enormous lounge and dining rooms along with the family room leading out to a N/E facing pergola-sheltered terrace. An additional rumpus space to the rear of the garage provides added scope for the possible use as a fourth bedroom, home office or studio.

At the heart of the home is a fully-appointed renovated kitchen with sky-light, island bench and copious pantry/storage space which overlooks both the family room and the rear terrace.

The king-sized segregated main bedroom with its adjoining ensuite bathroom and walk-in wardrobe provides a splendid parent's retreat. The bright main bathroom with its separate shower recess and spa-bath services the other bedrooms, both of which include built-in wardrobes.

Year-round climate comfort is assured with the combination of both ducted electric heating and evaporative cooling supplemented by a split-system reverse-cycle air-conditioner in the kitchen/family area.

Double car accommodation is provided by the attached garage with twin automatic roller doors augmented by plenty of off-street parking for perhaps a caravan, boat, trailer etc.

This wonderful offering is brilliantly located just a short distance to the Cooleman Court shopping precinct with all of its cafes, restaurants, social clubs and health/sporting facilities.

#### FEATURES INCLUDE:

- \* Level 925 sqm land parcel in quiet loop street location
- \* Single level design with an approximate floor area of 185 sqm
- \* Pergola-sheltered front terrace entry
- \* Separate lounge, dining, family and rumpus rooms
- \* Study-nook off lounge room
- \* Well appointed renovated kitchen with island bench
- \* Covered rear terrace leading out from family room
- \* Enormous segregated (4.7m x 4m) main bedroom with ensuite bathroom and walk-in wardrobe
- \* Built-in wardrobes to remaining bedrooms two and three
- \* Bright main bathroom with spa-bath, shower recess and individual WC
- \* Large separate laundry room
- \* Roller blinds to all windows - dual sheer blinds in bedrooms
- \* Evaporative cooling and ducted electric heating in lounge/dining areas
- \* Split-system reverse-cycle air-conditioner in kitchen/family area
- \* 5.5 KWH solar panel installation
- \* Neatly manicured rear gardens with raised vegetable plots
- \* Attached double garage with twin automatic roller doors.
- \* Durable Colorbond steel fencing
- \* Additional off-street parking space for trailer/boat/caravan storage
- \* Short distance to Cooleman Court shopping centre, local sports-fields, Primary and Secondary schools, recreational clubs plus a host of cafes and restaurants

Please note that while all care has been taken regarding information and marketing information compiled for this sale advertisement, Luton Properties does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective buyers to rely on their own investigation and in-person inspections to ensure this property meets their individual needs.