

20 Niland Street, Whitlam, ACT, 2611



House For Sale

Friday, 25 October 2024

20 Niland Street, Whitlam, ACT, 2611

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House

Breathtaking views, elegant living and nature at your doorstep

Set against the backdrop of picturesque hills, greenery, and a serene lake, this stunning property offers breathtaking views from multiple vantage points, including the main bedroom and top living areas.

Step outside to the covered alfresco area, complete with an outdoor kitchen, ideal for hosting memorable gatherings. Whether it is a quiet family evening or a lively barbecue, you will enjoy the perfect balance of comfort and nature. With its low-maintenance backyard, there is room for outdoor activities or simply unwinding in tranquillity. Inside, the home boasts multiple living spaces, including an upper level designed to maximise the stunning scenery.

The kitchen will truly inspire your culinary potentials, featuring high-end Smeg and Bosch appliances, an expansive stone island bench with storage on both sides, and a massive pantry that ensures effortless organisation. You will never run out of storage space in this well-designed home.

The generous laundry room and unique ceiling designs in every bedroom add to the home's appeal, blending functionality with artistic charm. And for nature lovers, kangaroos and Australian wildlife make frequent appearances at your doorstep and on the Pinnacle Nature Reserve, bringing a touch of wilderness.

FEATURES:

- Termite free true core steel frames
- R5.0 insulation throughout the ceiling
- R2.5 external walls
- R2.0 internal walls
- 13.5kw solar system
- Double glazed windows
- Panel lifted customised special garage door
- Special epoxy garage floor
- Feature walls with customised designs on ceilings
- Special effect feature walls in all bedrooms
- Quality ceiling fans with remotes
- Quality fabric curtains in addition to blinds
- Customised features bulkhead and walkway
- Feature lights throughout the house
- Black hanger switches
- LED lights in bedrooms, kitchen and living area
- 100mm Kitchen island bench stone with waterfalls
- 40mm bench stone kitchen, pantry and all vanities
- 900mm smeg glass cooktop
- 600mm smeg oven
- 6 series Bosh dishwasher
- High range Bosh microwave
- Customised glass cabinets in kitchen
- Undermount sink
- Pull out sink mixer
- Double storage under island bench
- 2-way doorbells
- Outdoor covered customised kitchen in alfresco with extra storage
- Customised bulkhead over island bench
- 16/18 ducted Daikin heating and cooling with smartphone operation
- Customised double vanities with 40mm bench stone and Croma wall mixers
- Free-standing bathtub in ensuite and main bathroom

- Free-standing spout
- Croma shower mixers and with ceiling showers and diverters
- Customised doors with special gloss spray paint
- Lane door handles
- Touch screen LED bathroom mirrors with zoom glasses
- Customised pivot entry door with self close and smart lock
- Semi-frameless shower screens
- Italian feature tiles in bathroom
- Bathroom recess with LED lights
- Low maintenance backyard
- Swan security cameras
- Special spider man effects feature in kids room
- Customised inbuilt walking robes
- Prime platinum laminate Timber floor
- Living areas 600 x 1200 custom tiles

PROXIMITY:

- Evenly Scott School
- Charles Weston School
- Blue Poles Park - Whitlam Central Community Playground
- Ridgeline Park
- Cravens Crossing Park
- Ruth Park
- Heatbeat Café
- Denman Village Shops
- Koko Molonglo Centre
- Stromlo Forrest Park
- Stromlo Leisure Centre
- Jamison Centre
- Cooleman Court

STATISTICS (all measures/figures are approximate):

- Built: 2022
- Block 4 Section 28
- Land size: 466.00 sqm
- Home size: 284.13 sqm
- Upper Level: 83.01 sqm
- Lower Level: 165.12 sqm
- Garage: 36.00 sqm
- Rental appraisal: \$1,150.00 - \$1,250.00 per week
- EER: 6.0