

**25 Havard Street, Strathnairn, ACT, 2615**

**CARTER + CO**

**Townhouse For Sale**

Thursday, 14 November 2024

25 Havard Street, Strathnairn, ACT, 2615

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Ally Smith  
0261763443



Kim Zarevac  
0261763443

## Stylish Separate Title Townhouse

This bright and spacious separate title townhouse features two bedrooms, two bathrooms, and a two-car garage, making it perfect for first home buyers, downsizers and investors. The home boasts high vaulted ceilings that enhance the feeling of space. The generous kitchen includes a breakfast island and is equipped with top-of-the-line AEG appliances, including an oven, microwave, cooktop with range hood, and a dishwasher.

Outdoor spaces include two courtyards; the private front courtyard features an ample grassed area, while the second courtyard is very private and conveniently located between the kitchen and the second bedroom. Security is enhanced with electronic door entry, and the living area showcases elegant floor-to-ceiling sheer curtains, allowing natural light to flood the space. The open-plan living and dining area is equipped with a split-system air conditioner for year-round comfort.

The welcoming entryway includes a coat cupboard and a sitting area that is ideal for putting on shoes. A stylish timber screen separates the kitchen area from the front door, adding a touch of sophistication. The property also boasts a convenient European laundry.

The spacious second bedroom offers a pleasant view over the private courtyard, includes a built-in robe, and benefits from its own split-system air conditioner. The bathroom features floor-to-ceiling tiles in lovely neutral tones, exuding a fresh ambiance. The generously sized master bedroom is enhanced by high ceilings and electrically operated hopper windows, a large built-in robe, and a split-system air conditioner, plus a beautifully designed ensuite bathroom.

Completing this impressive property is a large double garage that includes built-in storage next to the stairs and a remote-controlled garage door. The garage also features a folding clothesline and has the capacity to accommodate an electric vehicle charger. The home also has solar power and double glazed windows ensuring you are doing your bit for the environment.

Note this property is currently tenanted until the 21st May 2025.

### At a glance ...

- Two bedrooms, two bathrooms, and a two-car garage
- High vaulted ceilings
- Generous kitchen featuring a breakfast island, floor to ceiling storage
- Equipped with AEG appliances, including an oven, microwave, cooktop with range hood, and a dishwasher.
- Water point to fridge box.
- Two courtyards: a private front courtyard with a small grassy area and a second courtyard located between the kitchen and the second bedroom
- Secure electronic door entry
- Floor-to-ceiling sheer curtains in the living area
- Expansive open-plan living and dining area with a split-system air conditioner
- Welcoming entryway with a coat cupboard and a sitting area ideal for putting on shoes
- Timber screen separating the kitchen area from the front door
- Convenient European laundry
- Spacious second bedroom with a view of the private courtyard, built-in robe, and a split-system air conditioner
- Stylish bathroom featuring floor-to-ceiling tiles in neutral tones and dual shower rose.
- Generously sized master bedroom with high electrically operated hopper windows
- Large built-in robe, split-system air conditioning, and a beautifully designed ensuite bathroom with dual shower rose.
- Ample double garage with built-in storage under the stairs and a remote-controlled garage door
- Folding clothesline in the garage and provisions for an electric vehicle charger
- 3.3 kw Solar power (12 panels)
- Double glazed windows throughout
- Ceiling fans in bedrooms and living room
- Insulated ceilings and walls
- Stiebel Eltron 302 litre Heat pump hot water unit

BLOCK: 1

SECTION: 32

Internal Living: 89m<sup>2</sup> (approx.)

Garage: 41m<sup>2</sup> (approx.)

External: 9m<sup>2</sup> + 24m<sup>2</sup> (approx.)

Block: 165m<sup>2</sup>

Year built: 2021

Rates: \$450 pqr (approx.)

Tenanted: Until 21 May 2025 @ \$570.00 pw

Heating and cooling: 3 x split system air conditioners

EER: 6.0

\* Agent Interest

Disclaimer: Carter and Co Agency and the vendor cannot warrant the accuracy of the information provided and will not accept any liability for loss or damage for any errors or misstatements in the information. Some images may be digitally styled/furnished for illustration purposes. Images and floor plans should be treated as a guide only. Purchasers should rely on their own independent enquiries.