



**SOLD**

## NEW BEGINNINGS START HERE

Walk in and fall in love. This beautiful, modern, light-filled and inviting home is ready and waiting for its new owners to call it their own. Stepping inside, you're welcomed into a spacious open plan lounge and dining area that immediately feels warm and connected. The living space flows effortlessly through to the covered alfresco, creating an easy indoor-outdoor lifestyle that works just as well for quiet evenings as it does for entertaining friends.

Mornings begin with coffee at the kitchen bench as sunlight filters through the windows, while evenings naturally gather around the heart of the home. The kitchen blends style and practicality beautifully, featuring stone benchtops, sleek cabinetry and quality Westinghouse appliances, making everything from midweek meals to long, laughter-filled dinners feel effortless.

Upstairs the master suite serves as a true retreat, complete with an oversized built-in robe and a stylish, well-appointed ensuite. It's a space to unwind at the end of the day, private yet light-filled, with views that stretch beyond the rooftops. The remaining bedrooms are equally generous, each featuring built-in robes. Whether used for growing children, visiting guests or a dedicated home office, they offer flexibility without ever compromising on comfort or proportions.

Year round comfort has been carefully considered throughout with double glazing enhances both energy efficiency and peace, with zoned ducted heating and cooling ensuring every season is comfortable. Beyond the home itself, the lifestyle continues. Scenic walks at Shepherds Lookout, a round of golf at Burns Club, quick trips to Kippax or Belconnen for groceries or dinner — everything is within easy reach. With the future Strathnairn shopping precinct and schools underway, this is a community that continues to grow around you.

- New near 3 bedroom ensuite townhouse
- Sun-drenched open plan living designed for effortless everyday living
- Seamless connection to a generous undercover alfresco
- Stylish stone kitchen with premium Westinghouse appliances
- Beautiful timber flooring throughout living areas
- Three well-proportioned bedrooms, all with built-in robes
- Private master suite with oversized robe & contemporary ensuite
- Convenient downstairs powder room
- Zoned ducted reverse-cycle heating & cooling for year-round comfort

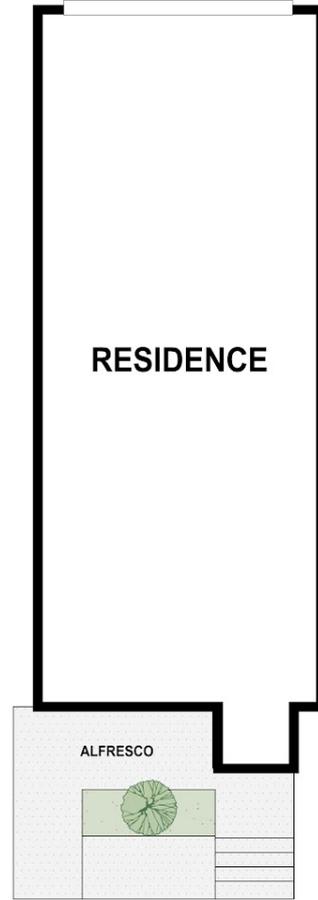
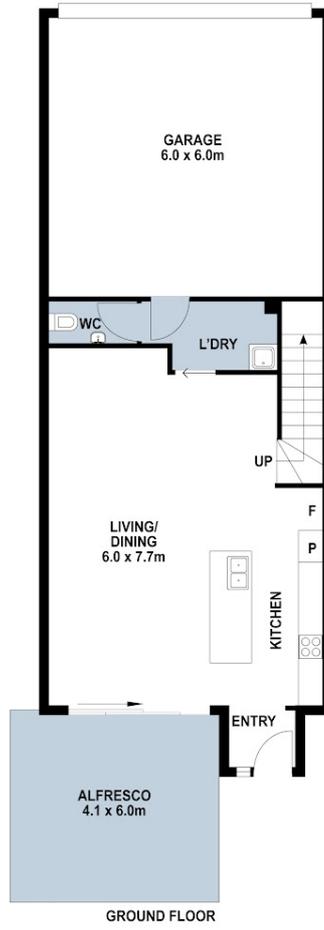
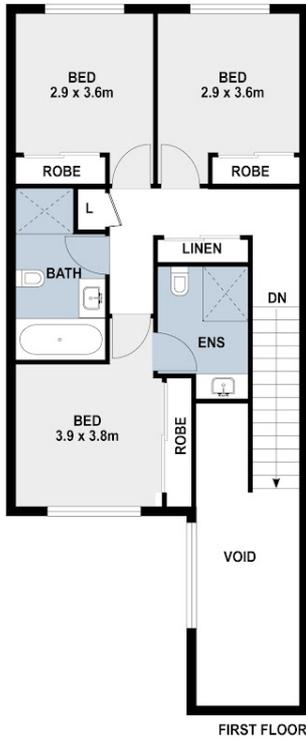
**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$788,000**

**OPEN FOR INSPECTION:**  
**N/A**



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.