



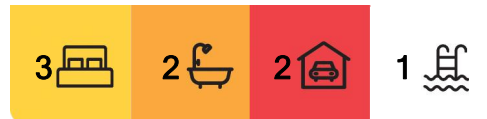
## Stirling, 13 Lochee Place

ONE OF A KIND

Thoughtfully designed, exceptionally unique. Delivering sophistication from a stately street presence and throughout its expansive interior, this elegant home is the benefactor of exceptional design, the perfect mix of traditional charm and contemporary family flexibility.

Sitting atop an elevated 822m2 block, manicured gardens invite you and give a glimpse of the elegance on offer. Step inside through the welcoming portico entrance, where a sense of warmth and hospitality envelops you, setting the tone for an extraordinary living experience. As you venture beyond the foyer, be captivated by the stunning tiled floors that lead you past a gracefully curved timber staircase and atrium windows, guiding you towards the exceptional family room located at the rear.

One of the standout features of this family haven is the ground floor's interior living space. With its soaring high ceilings and floor-to-ceiling windows and doors, it offers a picturesque view of beautifully landscaped gardens and water feature. Imagine hosting unforgettable



**For Sale**  
\$1,299,000 +

**View**  
Sat 23rd Nov @ 9:40AM - 10:10AM

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EER ★★★★★

**LJ Hooker Woden | Weston**  
**(02) 6288 8888**



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gatherings in the covered alfresco patio and BBQ area, perfect for entertaining all year round, while overlooking the glistening lap pool.

The home boasts three generously sized bedrooms, all adorned with built-in robes, and each boasting its own unique charm. These bedrooms are complemented by a master bathroom on the lower level and a fully renovated adjacent ensuite that exudes sophistication with its high-quality tapware and floor-to-ceiling tiling. While two bedrooms are conveniently located downstairs with easy access to the pool area, the master suite awaits upstairs, adjacent to its elegant ensuite.

As you ascend the stairs, you'll be impressed by the unique and thoughtful layout. Not only will you find the spacious master bedroom and ensuite, but also a lounge, dining area, and kitchen, all graciously blessed with sensational north-west views. Embrace the sheer beauty of the wrap-around veranda, recently extended to provide an idyllic space for alfresco dining and relaxation. The recently renovated chefs kitchen impresses in modern class with stone island bench, feature tile splashback, electric cooking and ample storage space.

Added conveniences include ducted gas heating on the upper level and under floor heating on the lower, evaporative cooling, a separate storage room with laundry facilities, solar panels and secure garaging with wine cellar and internal access for three vehicles.

Positioned in the heart of Weston Creek, conveniently amongst the plethora of amenities at Cooleman Court, public transport, local schools and with easy access to the Tuggeranong Parkway, local parks and the offerings of Cooleman Ridge nature reserve.

#### Features:

- Architecturally designed two level home
- 360 degree views from upper level
- Formal entrance with feature timber staircase
- Combined formal lounge/dining room with sweeping views
- Recently renovated kitchen with stone island bench, feature tile splashback, electric cooking and ample storage space (please note pendant lights will not be included)
- Large main bedroom with built-in wardrobes upstairs
- Impeccably renovated ensuite positioned adjacent to main bedroom
- Recently extended tiled rear balcony terrace with mains gas BBQ connection
- 2nd internal staircase with towering ceiling
- Downstairs family room with double glazed windows & doors
- Oversized 2nd & 3rd bedrooms on the lower level
- Ducted gas heating on upper level
- Under floor heating to downstairs family room & bedrooms
- Ducted evaporative cooling
- Twin garages with one auto panel-lift door & internal access and storage room
- Drive through access to segregated utility area
- Solar panels
- Fully tiled 12.5 metre lap pool
- Beautifully landscaped grounds with water feature

Land size: 822m<sup>2</sup> (approx.)

Living size: 194m<sup>2</sup> (approx.)



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Land value: \$725,000 (2024)

Rates: \$4,326 p.a (approx.)

Land tax: \$7,853 p.a (approx.)

Construction: 1985 (approx.)

EER: 2.5 stars

## More About this Property

<b>Property ID</b>	HP7H5W
<b>Property Type</b>	House
<b>House Size</b>	194 m <sup>2</sup>
<b>Land Area</b>	822 m <sup>2</sup>
<b>EER</b>	2.5
<b>Including</b>	Ducted Heating Pool Balcony Dishwasher Built-in-Robes Remote Garage

### Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |  
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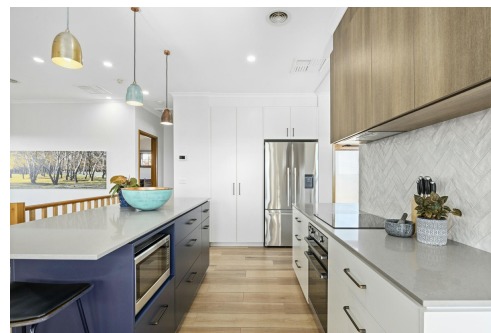
### Emma Robertson 0422415008

Sales Consultant to Jane Macken | emma.robertson@ljhwodenweston.com.au

### LJ Hooker Woden | Weston (02) 6288 8888

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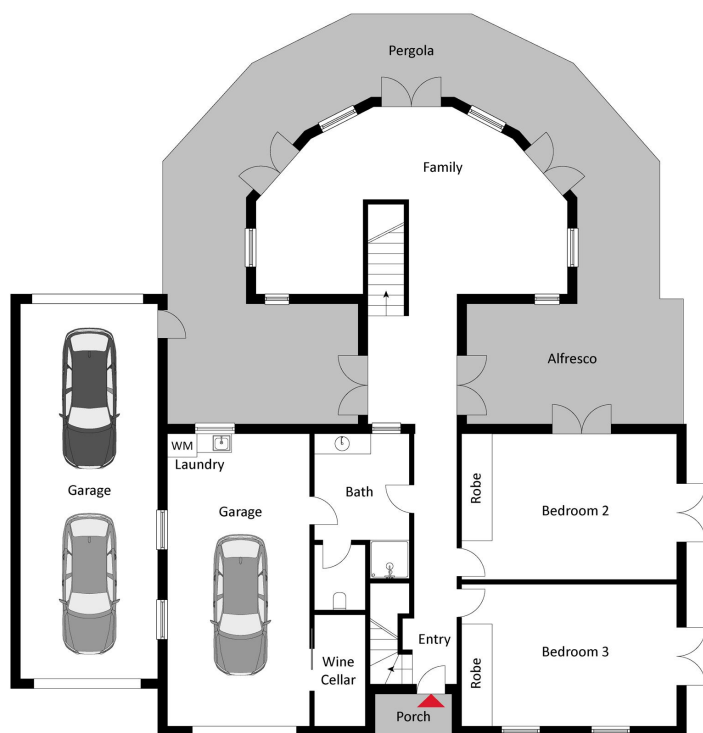


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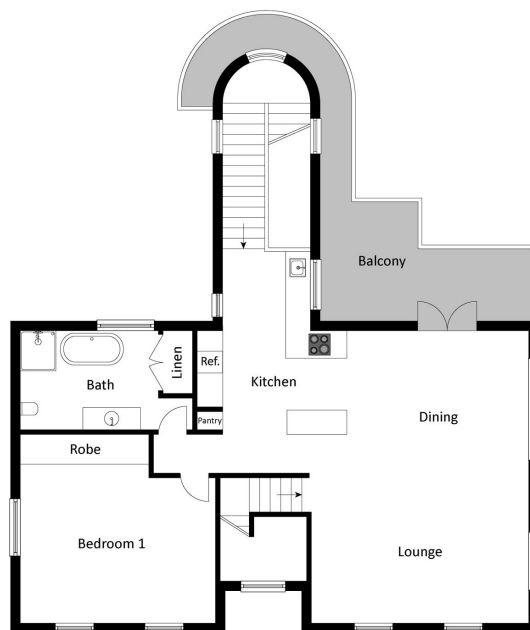
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Ground Floor



First Floor

The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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