



Stirling, 70 Namatjira Drive

SPACIOUS, SEGREGATED LIVING AT ITS FINEST

If size and separate living areas are important, then this is the home for you. Positioned in the family friendly suburb of Stirling, embracing a central location, this beautifully designed residence fuses character and charm with striking modern elements. This floorplan is full of surprises, carefully designed to cater to all buyers' wants and needs, this home has it all - three living and dining areas plus spacious segregated rumpus/media room or the option for a 5th bedroom, beautifully renovated bathrooms plus easy-care gardens.

This home is well set back from the road, beautiful easy-care greenery frames the welcoming wrap around veranda. Upon entry; the formal lounge at the front of the home is spacious and enjoys beautiful green vistas through large windows. Thoughtfully designed for modern living, this area is separate yet flows with ease onto the formal dining area, also anchored by the kitchen & meals area for further ease of entertaining. The spacious kitchen has been designed with connectivity in mind, spacious and open, overhead cupboards allowing for entertaining and collaboration whilst cooking. Fully equipped for the

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For Sale

\$1,150,000 +

View

By Appointment

Contact

Jane Macken

0408 662 119

jane.macken@ljhwodenweston.com.au

Charles Martin

0414 544 796

charles.martin@ljhwodenweston.com.au

EER



LJ Hooker Woden | Weston

(02) 6288 8888



Disclaimer: All information contained therein is gathered from relevant third parties sources.

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home chef, the kitchen has been well maintained and offers ample bench and storage space, electric cooktop, double oven & grill and oversized sink.

The option of four or five bedrooms is on offer, all well separated from each other. The master suite is a true 'parents retreat', featuring an oversized walk-in robe, beautifully renovated ensuite feature wall. Two of four additional bedrooms feature built in robes and are serviced by the modern bathroom with freestanding bath, walk in shower, floor to ceiling custom tiling and separate WC. The large additional rumpus room would serve well as a media room, 'teenagers' retreat or provide well for a fifth bedroom, without sacrificing additional living space, located at the end of the hallway. With great space and endless opportunities, the private backyard offers wonderfully flat lawns and easy care garden beds, plenty of space for the children and pets to enjoy.

Dedicated to modern practicality, there is a long list of additional features: large double garage located immediately adjacent for the home for easy access behind gate, evaporative cooling plus 3x R/C heating and cooling units, new flooring, spacious renovated laundry with built in cabinetry.

This superb location is incredibly family friendly, directly across the road from St John Vianney Primary school, an easy walk to Mt Stromlo High School and Waramanga Shops plus Cooleman Court only minutes' drive away.

- Spacious & updated family home
- Three separate living and dining areas plus large separate rumpus room/option for fifth bedroom
- 4/5 spacious bedrooms, 'parents retreat' master with walk in robe and renovated ensuite
- Main renovated bathroom with freestanding bath, walk in shower plus separate WC
- Spacious kitchen with ample bench and storage space, electric cooktop, double oven & grill and oversized sink
- Evaporative cooling plus 3x R/C heating and cooling units
- Double garage
- New flooring
- Walking distance to acclaimed schools

Land size: 805m² (approx.)

Living size: 172m² living + 43m² garage (approx.)

Land value: \$610,000 (2024) (approx.)

Rates: \$3,382 p.a (approx.)

Land tax: \$5,848 p.a (approx.)

Construction: 1975

EER: 2 stars



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More About this Property

Property ID	J37H5W
Property Type	House
House Size	215 m2
Land Area	805 m2
EER	2

Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |
jane.macken@ljhwodenweston.com.au

Charles Martin 0414 544 796

Licensed Agent ACT | charles.martin@ljhwodenweston.com.au

LJ Hooker Woden | Weston (02) 6288 8888

23 Brierly Street, WESTON CREEK ACT 2611

westoncreek.ljhooker.com.au | reception@ljhwodenweston.com.au



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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.