



Strathnairn, 15 Bob Whan Street

This is the Whan!

FIND.

Set in the heart of Strathnairn's thriving community, this brand-new, single-level home offers modern design, premium finishes, and a lifestyle defined by convenience and tranquility. Surrounded by green space, playgrounds, and nature trails, this home is perfect for those seeking a low-maintenance property with all the comforts for relaxed family living.

LOVE.

Purposefully designed for modern families, the home features a flexible floorplan with two separate living areas and a seamless flow to an alfresco entertaining space. The kitchen is a standout, boasting a high-end electric induction cooktop, electric oven, and a spacious butler's pantry. Double-glazed windows throughout ensure energy efficiency and year-round comfort, complemented by zoned ducted heating and cooling. The luxurious master bedroom includes a walk-in robe and ensuite, while the additional three bedrooms feature built-in robes and are serviced by a family bathroom with a bathtub. Low-maintenance



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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For Sale
Sale by Negotiation

View
ljhooker.com.au/1HK1F9U

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EER ★★★★★★

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gardens and high-quality finishes complete this stunning residence.

LIVE.

Strathnairn is known for its community spirit, green spaces, and family-friendly amenities. This home will be just a short walk to the upcoming Strathnairn Primary School (due for completion in 2025), Ginninderry Recreation Park, and nature trails in the nearby conservation corridor. Enjoy the convenience of being only a 5-minute drive to Kippax Fair Shopping Centre, 10 minutes to Belconnen Town Centre, and under 20 minutes to the City CBD.

ABOUT THE AREA

Local Transport:

- Regular bus services to Belconnen and City CBD

Shopping & Dining:

- Kippax Fair Shopping Centre
- Café; Stepping Stone Strathnairn
- Belconnen Town Centre

Schools:

- Strathnairn Primary School (due mid-2025)
- Kingsford Smith School (K-10)
- St Francis Xavier College

WHAT THE OWNERS LOVE:

- The brand-new design and high-end finishes make this home move-in ready and perfect for modern living.
- We love the nearby green spaces and walking trails, especially Paddy's Park and the conservation corridor.
- The low-maintenance block and energy-efficient features like double glazing and the 5.5 EER mean less upkeep and lower running costs.

OVERVIEW:

- Brand new build
- Double car garage with internal access
- Electric cooking
- Tiles throughout, Carpet in bedrooms
- Covered entertaining area
- Ducted, zoned heating & cooling
- Double glazing throughout

RATES/SIZE:

Block: 441sqm

Living: 166.8sqm

Garage: 41.5sqm

Rates: \$3,020 p.a. approx.

Land tax: \$5,462 p.a. approx.

EER: 5.5

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More About this Property

Property ID	1HK1F9U
Property Type	House
House Size	166 m2
Land Area	441 m2
EER	5.5

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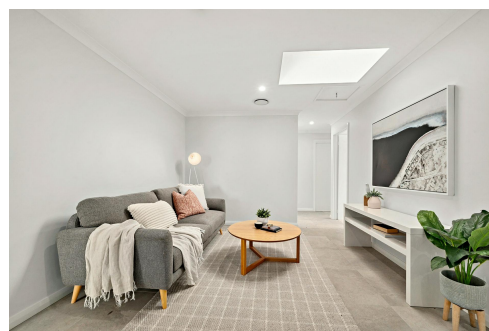
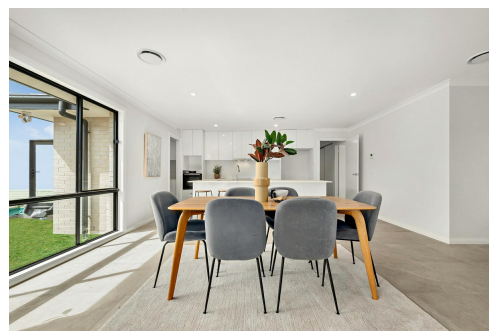
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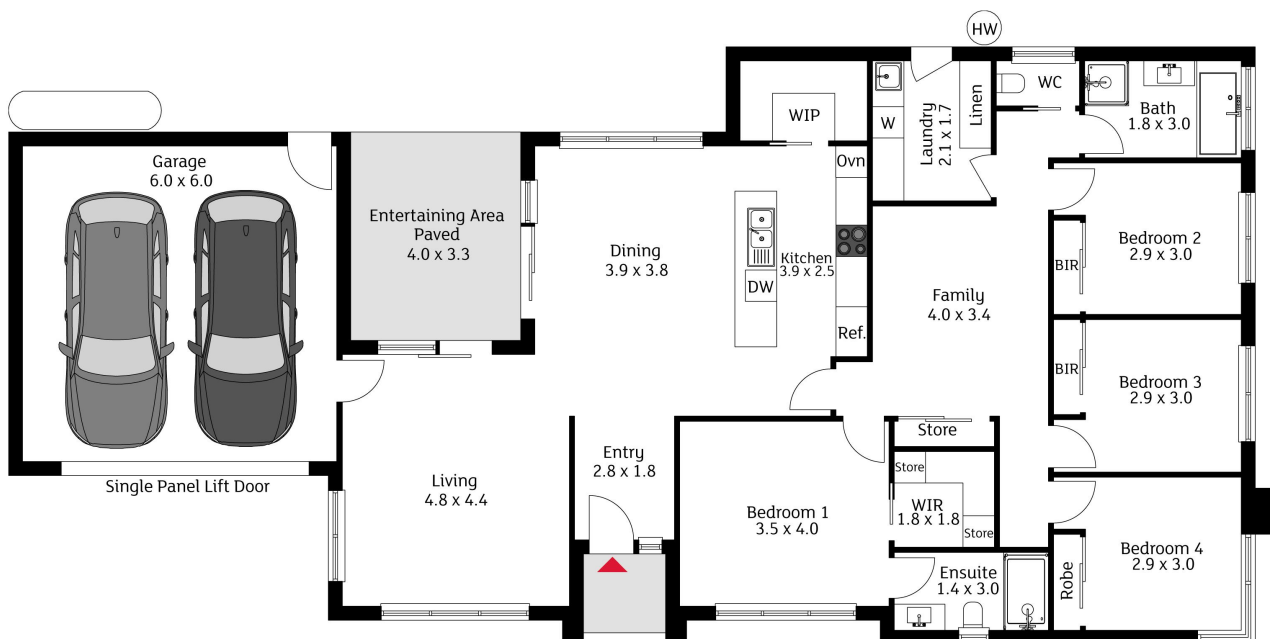
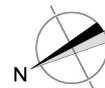
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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