



## Strathnairn, 15 Bob Whan Street

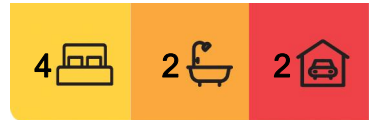
This is the Whan!

### 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



### For Sale

Sale by Negotiation

### View

[ljhooker.com.au/1HK1F9U](https://ljhooker.com.au/1HK1F9U)

### Contact

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EER ★★★★★



**LJ Hooker Kippax**  
(02) 6255 3888

**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.

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

|                      |         |
|----------------------|---------|
| <b>Property ID</b>   | 1HK1F9U |
| <b>Property Type</b> | House   |
| <b>House Size</b>    | 166 m2  |
| <b>Land Area</b>     | 441 m2  |
| <b>EER</b>           | 5.5     |

### Eoin Ryan-Hicks 0424 042 419

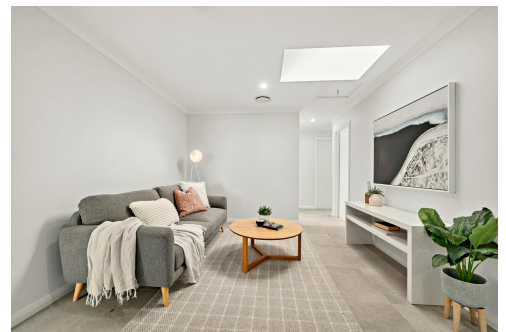
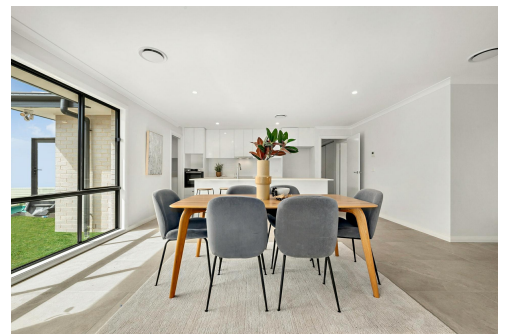
Franchise Owner | Sales Manager | Licensed Agent ACT & NSW | Eoin.ryan-hicks@ljhooker.com.au

### Olivia Schultz 0415 366 287

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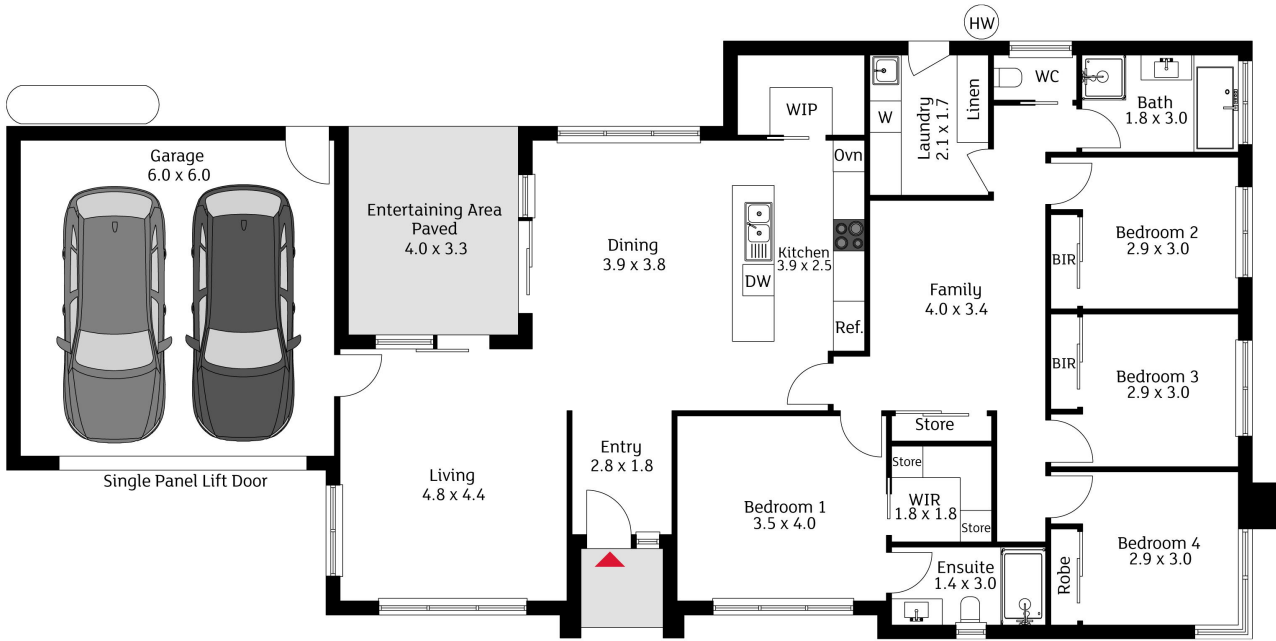
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

15 Bob Whan Street, Strathnairn

Produced by **DIAKRIT**