



15 Hedditch Court, Strathnairn

## Contemporary Comfort, Community Lifestyle

### FIND.

Nestled within the heart of Strathnairn, this modern single-titled home delivers the perfect blend of style, comfort, and sustainability. Surrounded by the scenic natural beauty and strong community spirit of Ginninderry, 15 Hedditch Court offers an ideal opportunity for first-home buyers, downsizers, or investors seeking a move-in ready property in a family-oriented neighbourhood. With Paddy's Park and the local dog park just moments away, this home embraces the best of outdoor living and modern convenience.

### LOVE.

Thoughtfully designed and beautifully maintained, this two-bedroom, two-bathroom home showcases light-filled open-plan living and quality finishes throughout. The sleek modern kitchen flows seamlessly into the dining and living spaces, creating a welcoming hub for entertaining or everyday relaxation. Step outside to enjoy not one, but two private courtyards, ideal for morning coffee or evening gatherings. The home also features reverse cycle heating and cooling for year-round comfort, a secure single car garage, and a 4.4kW solar system, enhancing both sustainability and cost efficiency.

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### FOR SALE

\$598,000+

### AGENTS

Eoin Ryan-Hicks

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### AGENCY

LJ Hooker Kippax

(02) 6255 3888

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LJ Hooker

LIVE.

Experience the ease of modern living in one of Canberra's most progressive and community-driven suburbs. Located close to walking tracks, playgrounds, and local parks, this home is surrounded by the natural beauty that defines Strathnairn. Enjoy the convenience of nearby Kippax Fair and Belconnen Town Centre, while being part of a neighbourhood that values connection, sustainability, and lifestyle.

#### ABOUT THE AREA

Local Transport:

- Easy access to Kippax and Belconnen bus routes

Shopping & Dining:

- Kippax Fair shopping precinct
- Belconnen Town Centre, dining, and entertainment
- Strathnairn Cafés; and local community facilities

Schools:

- Kingsford Smith School
- Fraser Primary School
- St Francis Xavier College

#### WHAT THE OWNER LOVES:

The beautiful views seen from the bedrooms are perfect, the master bedroom is an especially great spot for watching the sunset. The peaceful and safe environment the area and community provides. It's the best of both worlds as it's in close proximity to nature areas and the town centre.

#### OVERVIEW:

- 2 bedrooms, both with built-in robes
- 2 modern bathrooms
- Single-titled home, no body corporate fees
- Modern kitchen and open-plan living
- Two private courtyards for outdoor entertaining
- Reverse cycle split system heating and cooling
- 4.4kW solar system
- Single car garage
- Walking distance to Paddy's Park and local dog park

#### RATES / SIZE:

Build Size: 121.63sqm approx.

Land Size: 117sqm approx.

Living Size: 93.82 sqm approx.

Garage: 27.81sqm approx.

Rates: \$1,998 p.a approx.

Land Tax: \$2,649 p.a approx.

EER: 6.0

Year Built: 2021

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EER ★★★★★★

## MORE DETAILS

Property ID 1HVZF9U  
Property Type House  
House Size 121 m2  
Land Area 117 m2  
EER 6

### **Eoin Ryan-Hicks 0424 042 419**

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |  
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### **Olivia Schultz 0415 366 287**

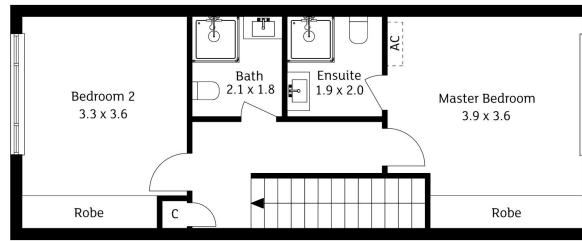
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### **LJ Hooker Kippax (02) 6255 3888**

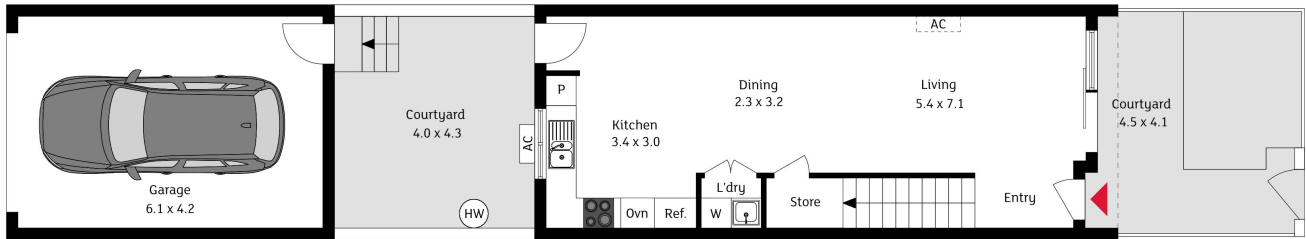
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Upper Level



Ground Level

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 Hedditch Circuit, Strathnairn



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