

25 Tranter Street, Strathnairn




The Ultimate Move in Ready Home - No Extra Costs, Just Pure Value!

All Offers Considered Prior to Auction - Sellers Are Committed!

This isn't just a house - it's the complete premium package - ready to move in with no further costs. Compared to similar properties on sale in this new estate, this one is ready with cellular blinds, sheer curtains, security screen door, and awnings - saving you many thousands of \$\$ from day one.

The best decision you can make is to buy this property. This location is where tomorrow's modern hub is taking shape today. This master-planned community is on the rise, rapidly transforming into the next big thing. Today's prices in this vibrant new hub won't last. So, if you appreciate good value, come and get it, invest in your future.

What was once out of reach can now be yours. Take advantage of the first home buyer deposit scheme to secure this striking separate title home - where premium design, and environmental consciousness converge to create something truly special.

4  3  2 

FOR SALE
\$970,000

AGENTS

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AGENCY

LJ Hooker Belconnen
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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.

 **LJ Hooker**

Don't miss out-this home is priced to sell and won't last long! Inspect today and make it yours!

- Separate title - No Body Corporate fees
- Spacious open-plan layout | 2.7-3m high ceilings
- Four large bedrooms with walk-in/built-in robes
- Three bathrooms with premium finishes
- Gourmet Caesarstone kitchen with walk-in pantry and Fisher & Paykel appliances
- Study nook
- Balcony off main bedroom | Porch off downstairs bedroom both with awnings
- Hybrid & Godfrey Hirst flooring
- Ducted reverse cycle A/C
- Floor-to-ceiling sheer curtains | Cellular blinds for added style and insulation
- Video intercom system | security screen door
- Double glazed windows throughout
- Garage with remote access
- NBN FTTP (Ultrafast ready)
- Solar + heat pump to lower energy costs
- Low maintenance garden

Located in a growing 6-star green community with:

- New school (underway)
- Central park with sports courts
- " Playground, dog park, walking trails
- " Local café & gallery

- Year Built: 2023
- Land Size: 220sqm
- Property Size: 188sqm | Living Size: 150 sqm | Garage Size: 38sqm
- EER: 6.0
- Rates: \$2,410 p.a.
- Land Tax: \$3,801 p.a. (investors only)
- Unimproved Land Value: \$317,000

Disclaimer:

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EER 

MORE DETAILS

Property ID HP0G9F8H
Property Type House
House Size 189 m2
Land Area 220 m2
EER 6

George Vlandis 0437 398 774

Sales Agent | gvlendis@ljhbelconnen.com.au

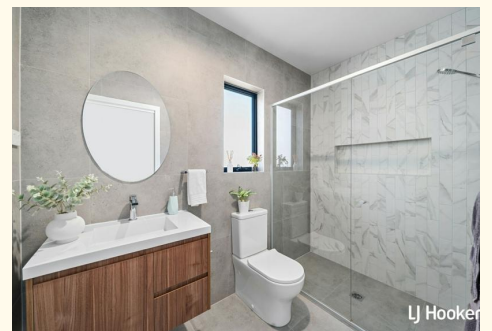
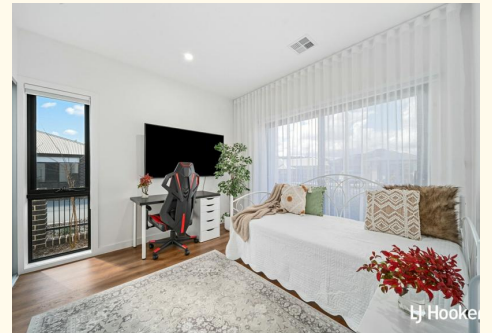
Anushka Poudel 0405 220 461

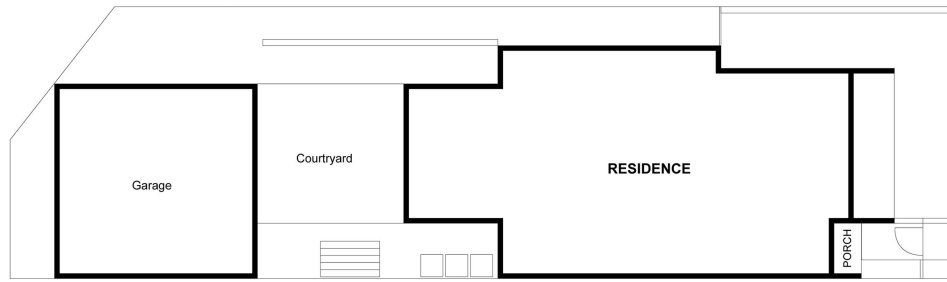
Sales Associate | apoudel@ljhbelconnen.com.au

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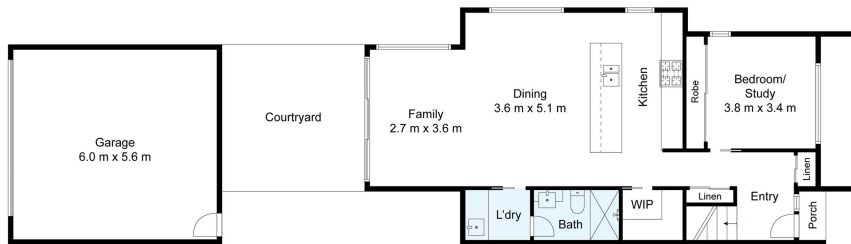
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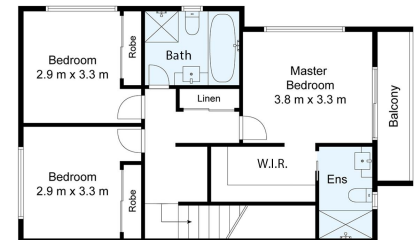




SITE PLAN



GROUND FLOOR



UPPER FLOOR

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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.