



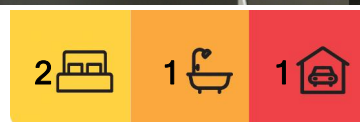
Strathnairn, 150 Pro Hart Avenue

Seriously Good Position - Seriously for Sale

The time has come to part with this great property and streamline investment strategies. This separate titled home provides a comfortable and desirable lifestyle, with Ginninderra walks on your doorstep and sunsets over the Brindabellas.

Bright and contemporary, this low maintenance home is ideal for anyone looking to enter the market. As you enter through the front door, you are welcomed by a sunny and spacious living area, open plan with the kitchen. The kitchen features Caesarstone benchtops, quality appliances, ample bench and storage space. Outdoor, the deck is perfect for winding down after a long day and enjoying the sunsets.

Upstairs, you'll find two bedrooms sharing access to a large, modern bathroom with a separate shower and bath. The main bedroom includes a walk-in robe, while the second bedroom features a built-in robe.



For Sale
\$610,000

View
ljhooker.com.au/HNZR2F8H

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EER ★★★★★★

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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.

Located near the Kippax shops, schools, transportation, and parks. With the future development of local schools and shops, this area will only become more desirable.

- * Separate title townhouse
- * Views to the Brindabellas
- * 2.7-meter-high ceiling to ground floor
- * Kitchen with quality appliances and storage space
- * Caesarstone benchtops
- * Open plan living and dining area
- * Main bedroom with walk in robe
- * Well- proportioned second bedroom with built in robe
- * Bathroom with bath and shower
- * Ducted reverse cycle heating and cooling
- * Split system
- * European laundry
- * Solar panels
- * Garage with internal access

- * Build: 2021
- * Land Size: 135sqm
- * Living Size: 85sqm
- * Garage Size: 22sqm
- * EER: 6.0
- * Rates: \$1,816 p.a.
- * Land Tax: \$2,642 p.a (investors only)
- * UV: \$223,000 (2024)

Disclaimer:
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More About this Property

Property ID	HNZR2F8H
Property Type	Townhouse
House Size	85 m ²
Land Area	135 m ²
EER	6

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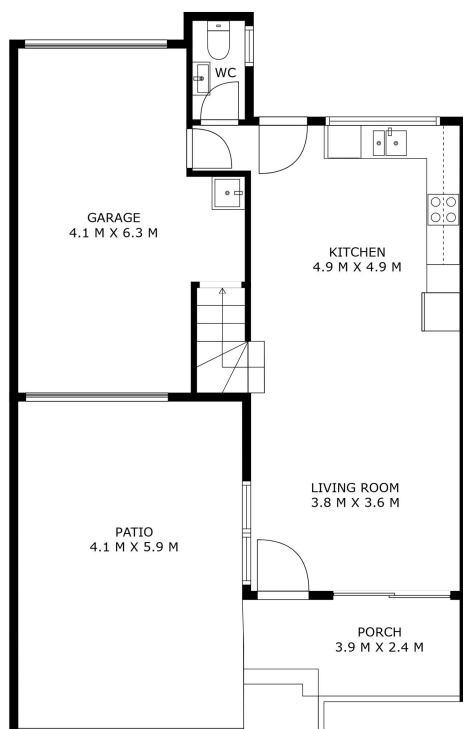
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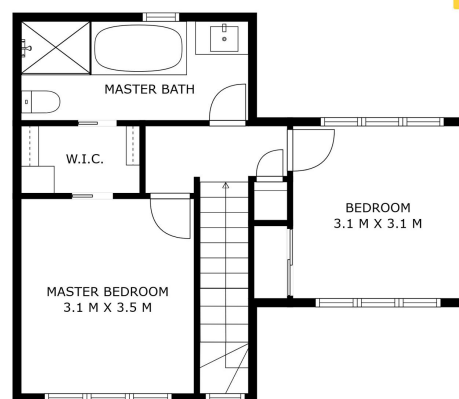
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FLOOR 1



FLOOR 2

150 Pro Hart Ave, Strathnairn

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.

