






21 Hedditch Court, Strathnairn

## Welcome Home!

Presenting an outstanding opportunity to secure a modern terrace house with NO Strata and exceptional quality, this residence combines generous proportions with premium finishes in a family-friendly setting. Built in 2020, the home has been meticulously designed to maximise space, functionality, and comfort across two levels, making it ideal for families, professionals, and savvy buyers alike.

The ground floor is all about lifestyle and entertaining, with a huge open-plan kitchen, dining, and living area flowing seamlessly to the private courtyard—a perfect setting for pets, summer barbecues, or relaxed gatherings with friends and family. The kitchen is a true showpiece, featuring stone benchtops, pendant island lighting, induction cooktop, tiled splash back, built-in microwave, dishwasher, ducted rangehood, and soft-close cabinetry. A cleverly designed powder room for guests adds further convenience. Also on this level, the oversized master suite is a private retreat with built-in robes and a sleek ensuite.

Upstairs, three additional bedrooms—all with built-ins—are serviced by a spacious family bathroom designed with luxury and practicality in mind. Every detail has been carefully considered, from the sheer size of the rooms to the quality of the finishes, ensuring comfort and style

4  2  2 

**FOR SALE**  
\$770,000+

### AGENTS

Lukas Cole  
0432 289 618  
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Tim Russell  
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tim.russell@ljhooker.com.au

### AGENCY

LJ Hooker Kaleen  
(02) 6241 1922

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

at every turn. With a double automatic lock-up garage and side access thanks to no adjoining wall, this home truly stands apart.

Positioned within easy reach of everyday amenities and surrounded by nature, you'll enjoy the convenience of being just minutes to Kippax Fair Shopping Centre and Belconnen Town Centre, while also having schools such as Kingsford Smith, St Francis Xavier College, and the soon-to-open Strathnairn Primary School nearby. Weekend escapes are on your doorstep too, with Shepherd's Lookout, Woodstock Nature Reserve, and scenic walking tracks only moments away.

A rare combination of modern living, thoughtful design, and a superb location-this is a home that ticks every box.

Please give Lukas Cole 0432 289 618 or Tim Russell a call on 0416 087 834 for further information or to book a private inspection.

**Features:**

- Tiled splash back
- Built in microwave
- No Strata
- Downstairs master bedroom with en-suite
- Double lock up garage
- No joining wall
- Induction cooktop
- Two bathrooms
- Off street parking
- Heating/cooling
- Open plan living
- Location
- Four bedrooms

Rates: \$2,123 pa approx

Land Tax: \$2,677 pa approx

EER: 6

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## MORE DETAILS

Property ID	2GVEF9Q
Property Type	Townhouse
Land Area	182 m2
EER	6
Including	Air Conditioning Courtyard Dishwasher Secure Parking Remote Garage

### Lukas Cole 0432 289 618

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### Tim Russell 0416 087 834

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Ground Floor



First Floor

The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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