







25 Wahlquist Street, Strathnairn

Step Inside, Fall in Love, Make It Yours

FIND.
Beautifully positioned in the sought-after suburb of Strathnairn, this beautifully cared-for home combines modern comfort, thoughtful design and effortless everyday living. Filled with natural light and thoughtfully designed throughout, the home offers a warm and inviting environment with quality finishes, practical spaces and a sense of style from the moment you step inside. With its contemporary presentation and desirable location, this is a home that makes an immediate impression.

LOVE.
Spanning two thoughtfully designed levels, the home showcases a light-filled interior complemented by timber-look flooring, downlights and a feature staircase light that adds a stylish touch. The kitchen is equipped with an electric cooktop and ample storage, while the carpeted bedrooms provide a comfortable retreat. The master bedroom enjoys the added luxury of an ensuite, while built-in robes to the main and second bedrooms provide practical storage. Ducted heating and cooling across both levels ensures year-round comfort, while additional storage throughout makes everyday living effortless.

3 2 2

FOR SALE
$750,000+

VIEW
Sat 21st Nov @ 12:30PM - 1:00PM

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All information contained therein is gathered from relevant third parties sources.
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Interested parties must rely solely on their own enquiries.

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LIVE.
Enjoy the lifestyle that comes with living in the growing and highly sought-after community of Strathnairn. Surrounded by established streetscapes, parks and open green spaces, the suburb offers a relaxed residential setting while remaining conveniently connected to the wider Belconnen region. With local schools, shops, recreation and transport options all within easy reach, this is a location perfectly suited to those looking for comfort, convenience and a modern Canberra lifestyle.

ABOUT THE AREA

Local Transport:
Easy access to surrounding suburbs and major arterial roads
Convenient connections to Belconnen and Canberra's wider road network
Public transport options nearby
Kippax free shuttle departs on the corner

Shopping & Dining:
Kippax Fair Shopping Centre
Charnwood shops and local amenities
Belconnen Town Centre and Westfield Belconnen
Stepping stone cafe
Shops being built a block away

Schools:
Strathnairn school
Macgregor Primary School
Kingsford Smith School
Hawker College
WHAT THE OWNER LOVES:
"We love the energy of this house; it feels open, bright and has beautiful natural light year round. There's plenty of room for our family and guests to spread out and relax."

OVERVIEW:
- Thoughtfully designed floorplan across two levels
- Carpeted bedrooms
- Ensuite to master bedroom
- Built-in robes to main and second bedrooms
- Ducted heating and cooling
- Electric cooktop
- Ample storage throughout
- Timber-look flooring throughout
- Downlights throughout
- Feature lighting to staircase
- Beautifully maintained throughout
- Filled with natural light
- Wrap around outdoor area, accessible front and back
- Bathroom niches
- Nbn Installed
- 3 kW Solar Panels

SIZES/RATES:
Living Size: 115sqm approx.
Rates: $1,601 p.a approx.
Land Tax: $1,891 p.a approx.
Body Corporate: $597p.q approx.
EER: 6.0
Year Built: 2023

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MORE DETAILS

Property ID	1J8SF9U
Property Type	Townhouse
House Size	117 m2
Land Area	197 m2
EER	6

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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.

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