



7/48 Speldewinde Street, Strathnairn

Effortless Living Starts Here

FIND.

Positioned within a quiet and well-maintained complex in the heart of Strathnairn, this thoughtfully designed home offers a perfect balance of modern comfort, functionality and low-maintenance living. Set in a convenient location just moments from local parks, including the nearby dog park, this home presents an excellent opportunity for first home buyers, downsizers or investors seeking a move-in ready property within a growing community.

LOVE.

Designed across two well-considered levels, the home offers both space and flexibility, with a layout that caters to everyday living. The ground floor forms the heart of the home, featuring an open plan living and dining area filled with natural light, flowing seamlessly to a private courtyard with pergola, perfect for relaxed entertaining.

The kitchen is modern and practical, complete with electric cooking and a walk-in pantry, while the ground level master suite offers convenience and privacy with its own walk-in robe and ensuite. Upstairs, two bedrooms with built-in robes are serviced by a spacious main bathroom, creating ideal separation for families or guests. Timber-look flooring, carpet, double glazed windows and ducted heating and cooling ensure comfort year-round, while thoughtful inclusions such as a powder room, full laundry with external access

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FOR SALE

Sale by Negotiation

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources.
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 **LJ Hooker**

and heat pump hot water add to the home's overall practicality.

LIVE.

Located within the growing and community-focused suburb of Strathnairn, this home offers a lifestyle of ease and connection. Surrounded by walking trails, green spaces and local amenities, and with convenient access to Belconnen Town Centre and the Canberra CBD, the location provides both tranquillity and accessibility. Whether you are looking to move straight in or secure a smart investment, this is a home that delivers on lifestyle, comfort and long-term value.

ABOUT THE AREA

Local Transport:

- Easy access to local bus services and arterial roads

Shopping & Dining:

- " Kippax Fair Shopping Centre
- " Local cafés and shops nearby
- Belconnen Town Centre

Schools:

- Strathnairn Primary School
- MacGregor Primary School
- Kingsford Smith School
- Belconnen High School

WHAT THE OWNER LOVES:

"The townhouse is so thoughtfully designed being large and spacious, with the living area getting plenty of sunlight throughout the day. There is ample storage space too. Location-wise, we loved being close to Paddy's Park, the central community hub for Strathnairn, and not far from Kippax Shopping centre or the Belconnen mall. The complex and the suburb in general is family-friendly, kids-friendly and pet-friendly."

OVERVIEW:

- 3 bedrooms, master with walk-in robe and ensuite
- 2 bathrooms + additional powder room
- Open plan living and dining
- Kitchen with electric cooking & walk-in pantry
- Timber-look flooring & carpet throughout
- Zoned Ducted heating and cooling
- Double glazed windows throughout
- Heat pump hot water system
- Laundry with external access
- Single car garage with internal access + additional car space
- Private courtyard & alfresco area

RATES/SIZE:

Lower Residence: 86sqm approx.

Upper Residence: 35sqm approx.

Floor Size: 121sqm approx.

Garage Size: 21sqm approx.

Alfresco Size: 16sqm approx.

Porch Size: 3sqm approx.

Build Size: 162sqm approx.

Rates: \$2,543 p.a approx.

Land Tax: \$3,411 p.a approx.

Body Corporate: \$634.50p.q approx.

EER: 6.0

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MORE DETAILS

Property ID	1J23F9U
Property Type	Townhouse
House Size	162 m2
Land Area	197 m2
EER	6

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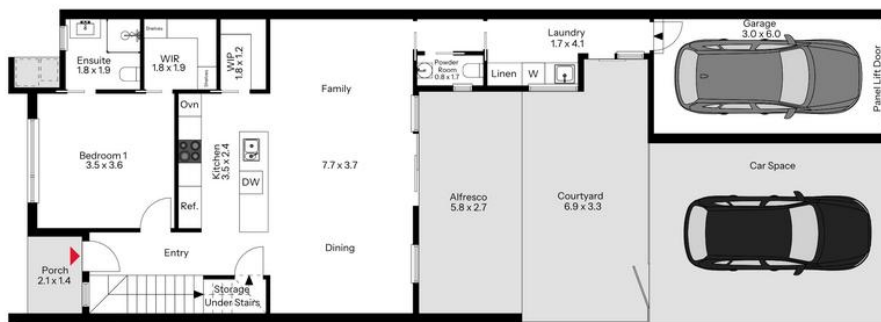
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First Floor



Ground Floor

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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