







12 Josie Agius Street, Whitlam

Exceptional Single-Level Living With Multi-Generational Flexibility on Large 632sqm Block

Positioned within Whitlam's sought-after Display Village precinct, 12 Josie Agius Street presents an exceptional opportunity to secure a premium single-level family residence that effortlessly combines luxury, functionality and contemporary style.

Occupying a beautifully landscaped 632sqm corner block, this impressive home offers approximately 272sqm under roof and immediately captivates with its established gardens, manicured hedging and rare sense of privacy. Designed by Arkitex to cater to modern family living, the thoughtfully considered floorplan delivers an outstanding balance of shared and private spaces.

At the heart of the home, expansive north-facing open-plan family and dining areas are bathed in natural light, creating a warm and inviting environment for everyday living and entertaining. A separate lounge provides an ideal retreat for formal entertaining or quiet moments away from the main living zone.

4 3 2

FOR SALE
$1,595,000+

VIEW
Sat 31st Oct @ 11:20AM - 11:50AM

AGENTS
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AGENCY
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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.

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The designer kitchen forms the true centrepiece of the home, showcasing premium appliances, a striking stone island bench, abundant storage, convenient internal access from the garage, and a generous walk-in pantry. Whether hosting guests or preparing everyday family meals, this beautifully appointed space has been thoughtfully designed to impress.

Seamless indoor-outdoor connection flows effortlessly through stackable sliding doors and a convenient servery window to the covered alfresco area. Overlooking the landscaped backyard, this inviting outdoor space is perfect for relaxed family living, weekend gatherings, alfresco dining and year-round entertaining.

Accommodation is equally impressive, offering four generously proportioned bedrooms, including two luxurious master suites, each complete with a walk-in robe and private ensuite. The main master suite enjoys private access to the side yard and pergola retreat, creating a peaceful parents' sanctuary and the perfect setting to enjoy a relaxed sundowner.

The third and fourth bedrooms are serviced by the main bathroom and thoughtfully separated from the family living area via an airlock-style entry, enhancing privacy and reducing noise transfer. This flexible layout is ideally suited to multi-generational families, visiting guests, teenagers, or those seeking additional space and privacy.

Further enhancing the home's appeal are double-glazed windows and doors throughout, abundant storage solutions, hard-wired security cameras with DVR, and a double garage with internal access. A standout feature is the rear roller-door access from the garage, providing secure additional parking for up to two vehicles behind the home - ideal for car enthusiasts, trailers, recreational equipment or extra off-street parking.

Conveniently located moments from Mingle, Settlement Pond, playgrounds, walking trails and extensive green open spaces, this remarkable residence offers a superb blend of bespoke finishes, established landscaping and family-focused design in one of Canberra's most desirable and rapidly growing communities.

Contact Andrew Browne on 0403 169 259 to arrange an inspection.

Main Features:

Living & Entertaining:
- North-facing, light-filled open-plan living and dining areas
- Multiple versatile living zones, including a separate segregated lounge room
- Attractive 2.55m square-set ceilings
- Expansive square-set windows throughout
- Seamless contemporary aesthetic with an enhanced sense of space
- Custom-tailored curtains and sheers to the formal living and family areas
- Covered alfresco entertaining area with direct kitchen connection via servery window
- Gas, electric, water and waste provisions to alfresco area for future outdoor kitchen installation

Accommodation:
- Four generously proportioned bedrooms, including two luxurious master suites and a well-appointed family bathroom
- Two spacious master bedroom suites, each featuring a walk-in robe and private ensuite

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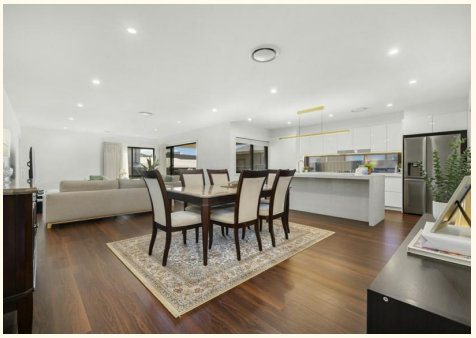
Kitchen:
- Designer kitchen showcasing 70mm waterfall stone benchtops, premium appliances and soft-close cabinetry
- Generous walk-in pantry with sink, power points and custom joinery

Bathrooms & Laundry:
- Elegant bathrooms appointed with floor-to-ceiling tiling, 50mm floating stone vanities and brushed nickel fittings
- Well-appointed laundry featuring a 50mm stone benchtop, glass splashback and custom duco-finished cabinetry

Comfort & Energy Efficiency:
- zone ducted reverse-cycle heating and cooling with inverter technology
- Premium double-glazed windows and doors throughout for enhanced comfort and efficiency
- Energy-efficient Fronius 10kW solar power system
- Energy score 16 points and 5.5 stars

Technology & Security:
- Hard-wired eight security camera system with DVR
" Crimsafe security screen door to the main entry
" NBN® connectivity
- EV charger provision

Parking & Storage:
- Double garage with internal access and additional storage
- Rear roller-door access providing secure parking for extra vehicles, a trailer or a caravan











MORE DETAILS

Property ID	1HKNHKF92
Property Type	House
House Size	270 m2
Land Area	632 m2
EER	5.5

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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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