



12 Laurel Martyn View, Whitlam




## Modern Design Meets Practical Living

Auction Location: In Rooms | LJ Hooker Canberra City

Welcome to 12 Laurel Martyn View, Whitlam, a beautifully appointed four bedroom home thoughtfully designed for modern family living, where comfort, functionality, and style come together with ease. Completed in 2023, this near new home presents a rare opportunity to enjoy all the benefits of a modern build without the time, stress, or uncertainty of building or renovating.

From the moment you step inside, the home's well considered layout becomes immediately apparent. At its heart lies the sleek, statement kitchen featuring abundant storage, a walk in pantry, a dedicated fridge recess with plumbing provisions, and a quality 900mm electric oven. Anchored by an expansive island bench that doubles as a breakfast bar, this space is perfect for weeknight meals while homework is tackled nearby, or for hosting family and friends on the weekend.

The open plan living and dining area is generous and light filled, seamlessly extending through sliding doors to the rear alfresco, providing effortless indoor outdoor entertaining. Outside, lush lawn

4  2  2 

### AUCTION

Wed 6th May @ 6:00PM

### VIEW

Sat 18th Apr @ 1:30PM - 2:00PM

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

offers plenty of space for the kids and pets to play freely, while the flat, rectangular block ensures the entire parcel of land is practical, usable, and easy to maintain.

Accommodation has been cleverly zoned for privacy. The main retreat is secluded from the secondary bedrooms, providing a peaceful sanctuary complete with walk in robe and stylish ensuite. The remaining three bedrooms are all generously sized, each with built in robes and ceiling fans, and are serviced by a central bathroom with bathtub and separate toilet. A second living area sits within the bedroom wing, perfect for a kids' rumpus, movie nights, or a quiet retreat away from the main living area.

A dedicated study with built in desk caters perfectly to working from home, while a separate laundry with external access adds everyday convenience. Hybrid timber floors and custom joinery flow throughout, creating warmth and cohesion while offering practical durability for busy households.

Additional features include zoned ducted reverse cycle air conditioning for year round comfort, a 7.1kW solar array to enhance energy efficiency, security cameras, plantation shutters in select rooms, and a combination of blinds and sheers throughout for privacy at any time of day. The double garage offers internal access, an automatic door, and the added bonus of a Tesla charger.

Whitlam continues to grow in popularity for families seeking a connected yet relaxed lifestyle. Surrounded by walking trails, playgrounds, and green spaces, and within easy reach of Belconnen town centre, schools, cafes, and arterial roads, this is a suburb designed for convenience without compromise.

At this address, you can enjoy it all on foot, with several playgrounds and cafés a short stroll away, and just a four minute walk to the future Whitlam School (scheduled for completion in 2027), as well as the planned Whitlam Shops.

Combining contemporary finishes with a family focused layout, 12 Laurel Martyn View presents a home of comfort, quality and everyday ease.

At a glance:

- Near-new family home completed in 2023
- Sleek kitchen with expansive island bench and walk-in-pantry
- Dedicated fridge cavity with plumbing provisions and quality 900mm electric oven
- Light filled open plan living and dining area, flows to rear alfresco
- Private main bedroom with walk in robe and ensuite
- Three additional generous bedrooms with built in robes and ceiling fans
- Second living area within the bedroom wing
- Dedicated study with built in desk
- Central bathroom with bathtub and separate toilet
- Hybrid timber flooring and custom joinery throughout
- Mix of plantation shutters, blinds and sheers
- Zoned ducted reverse cycle air conditioning
- 7.1kW solar array enhancing energy efficiency
- Security cameras
- Separate laundry with external access
- Double garage with internal access, automatic door and Tesla charger
- Lush backyard with plenty of space for children and pets
- Close proximity to walking trails, parkland and playgrounds
- Easy access to arterial roads
- Easy access to Denman Prospect and Wright Shops
- Within a 4-minute walk to Whitlam School (due for completion in

- 2027)
- Within a 4-minute walk to the planned Whitlam Shops (completion date tba)
  - Within a 10-minute drive to the Belconnen Town Centre

## MORE DETAILS

|               |           |
|---------------|-----------|
| Property ID   | 1HKNA2F92 |
| Property Type | House     |
| House Size    | 160 m2    |
| Land Area     | 557 m2    |
| EER           | 6         |

### Stephen Bunday 0416 014 431

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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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