



41 Maymuru Way, Whitlam

## Whitlam's Pinnacle of Luxury Living

**FIND.** Positioned in Whitlam's most desirable street, this brand-new architecturally designed residence sets a new benchmark in luxury family living. Capturing breathtaking mountain views from every room, this home is defined by its bespoke craftsmanship, striking finishes, and thoughtful design across two expansive levels. With generous proportions, multiple living zones, and seamless integration between indoor and outdoor spaces, it offers the perfect balance of elegance and functionality.

**LOVE.** Every detail of this home speaks to quality. From the grand formal entrance with custom-made doors, to the soaring staircase and high-end lighting fixtures, floor to ceiling windows the interiors exude sophistication. Families will relish the choice of two downstairs living areas, a fireplace feature, and a guest bedroom with ensuite, while the upstairs level provides three further bedrooms, a spacious family bathroom, and an additional family living area. The luxurious master suite boasts a dressing room, opulent ensuite and breathtaking mountain views, creating a serene private retreat. The heart of the home is the chef's kitchen, complete with Bosch appliances, 40mm stone benchtops, butler's pantry, integrated dishwashers, induction cooktop, 5-burner gas cooktop, and dual ovens, designed for

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**FOR SALE**  
\$1,900,000+

### AGENTS

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### AGENCY

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effortless entertaining.

LIVE. Offering not just a home but a lifestyle, this property combines modern comforts with smart functionality. Double glazing, R7 insulation, ducted heating and cooling, solar system, and EV-ready wiring ensure year-round efficiency and future-proof living. Enjoy proximity to Whitlam's parks, walking trails, Denman Village shops, Stromlo Leisure Centre, and some of Canberra's finest schools. This residence represents an unrivalled opportunity for families who seek scale, comfort, and sophistication in one of Canberra's fastest-growing suburbs.

#### WHAT THE OWNER LOVES:

"What we love most about this home is the perfect blend of elegance and functionality-from the designer finishes to the warm, welcoming living spaces. We've loved waking up to the breathtaking mountain views every day and enjoying the seamless flow between the indoor and outdoor spaces for family gatherings. The views, natural light, and thoughtful design have made every moment here truly special."

#### OVERVIEW

- 4 bedrooms | 3.5 bathrooms | 2 car garage
- Hebel Construction
- Hebel Suspended Slab
- Master retreat with dressing room & luxurious ensuite
- Engineered timber flooring throughout the house in both levels and prestigious italian tiles for the rest of the areas
- All vanities in the house with 150mm stone
- wall cistern of all four toilets
- Freestanding bathtub with hand shower for the master bedroom and semi freestanding bath tube for the main bathroom
- All windows and sliding doors covered by blackout roller blinds and high end curtains for the main sitting area and Master bed room
- 16 kW and 12 kW Daikin ducted reverse cycle heating and cooling with multiple zones and air touch 5 (Wi-Fi connectivity) in ceiling wiring for Bluetooth speakers in family area, media room and alfresco
- Guest bedroom with ensuite on ground level
- Multiple living zones across both levels + fireplace
- Media room
- Gourmet kitchen with 2 Bosch ovens, 900mm induction cooktop & 900mm 5-burner gas cooktop in butler's pantry, 900mm schweigen and 600mm Sirius integrated rangehoods. All sinks are undermount
- Dual fully integrated dishwashers & butler's pantry with custom joinery
- LED strip light in kitchen bath rooms and main family room
- 40mm stone benchtops, premium lighting fixtures, wide timber staircase
- Outdoor alfresco with speakers pre-wired
- Outdoor Matador kitchen with stone benchtops and under mount sink
- Double glazing throughout
- R7 insulation paired with full soundproofing to all internal walls
- Two Daikin ducted systems: 10kW upstairs & 15kW downstairs
- 19.5kW solar system, EV fast-charging rough-in
- Formal entrance with custom feature door
- Generous sized laundry offering ample storage and 40mm stone benchtop , with external access
- Double garage with custom garage door
- Entry and garage door with Wi-fi connectivity
- NBN (FTTP) connected
- 2.7m ceiling height throughout
- 6 x Security cameras covering all sides of home with wi-fi connectivity
- Fully easy care landscaped with colourbond fence and blue stone

- and sand stone retaining wall in the backyard
- North-facing design capturing all-day natural light
- Elevated position overlooking parkland
- Sweeping, uninterrupted views across the Brindabellas, Black Mountain, Telstra Tower and Kama Nature Reserve

#### SIZE & RATES

Land Size: 485m2 approx.

Build Size: 394.90m2 approx.

(Lower: 218.73sqm, Upper: 99.97sqm, Garage: 39.27sqm, External: 36.93sqm, Alfresco: 21.89 sqm, Porch: 6.73 sqm, Balcony: 8.31sqm)

Rates: \$3,405 p.a approx.

Land Tax: \$6,294 p.a approx.

EER: 5.5

Year Built: 2025

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#### MORE DETAILS

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|---------------|---------|
| Property ID   | 1HV4F9U |
| Property Type | House   |
| House Size    | 394 m2  |
| Land Area     | 485 m2  |
| EER           | 5.5     |

#### Eoin Ryan-Hicks 0424 042 419

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |  
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