

Sold

17 Whitford Gr, Trevallyn



## Position Perfect with Premium Comfort

With uninterrupted views of the Tamar River, the city and the mountains beyond, this effortlessly stylish and light filled home has been well designed and constructed with no expense spared.

The north-facing home sits on the high side of the street and is a five minute stroll to the bustling Trevallyn shopping centre. Public transport is nearby with the Cataract Gorge, Trevallyn Primary School and Trevallyn bush trails an easy walk or a three minute drive.

Upstairs, the central kitchen is positioned to appreciate the views and connects with the dining room and a versatile double lounge room. One of these living areas has bi-fold doors opening onto the balcony, while the rear bi-folds lead to a private and sunny courtyard. The current owners have added a Vergola which is fitted with a rain sensor, essentially adding another entertainment area.

The home features three generously sized bedrooms; the main with a walk-through robe into a large and beautiful en-suite. The family bathroom is also of generous proportions, while the third bedroom downstairs includes a powder room and walk-in robe. This is an ideal space for an office or guest room.

Storage is in abundance, starting with a large storeroom on the ground floor and continuing throughout the home. The laundry is a dream with a lavish amount

3 2 2 571 m<sup>2</sup>

Price	SOLD
Property Type	Residential
Property ID	356
Land Area	571 m <sup>2</sup>
Floor Area	185 m <sup>2</sup>

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of cupboards and drawers.

Those who love comfort as well as beauty will appreciate the double glazing on all windows and doors; the 6.2kw of solar panels, solar hot water, good insulation, top quality wool carpets in the bedrooms and hallway, underfloor heating in all three bathrooms and the Luxaflex Honeycomb Duette blinds designed for maximum energy efficiency.

The entire house is heated by the extremely effective and efficient Lava infra-red glass ceiling panels which provide a soft warmth.

A manicured back area complements the home with its tiered gardens and abundance of fruit trees including persimmon, pomegranate, peaches raspberries and figs. Elsewhere the easy care, mostly native garden, is aided by two rainwater tanks and a watering system.

Built: 2013

Building size: 185m<sup>2</sup>

Court-yard: 54m<sup>2</sup>

Garage: 26m<sup>2</sup>

Land size: 571m<sup>2</sup>

Council rates - \$1945 approx. per annum

Water rates - \$1000 approx. per annum.

#### Features:

- A neutral but striking colour scheme.
- Designer kitchen complete with butler's pantry, granite benchtops, Smeg dishwasher, oven and induction cook-top.
- Soft closing drawers in kitchen, bathrooms and laundry.
- Lava infra-red ceiling heat panels as well as a reverse cycle air conditioner.
- Beautiful spotted gum timber flooring.
- Three bedrooms all with walk-in robes.
- Two bathrooms plus a powder room.
- Single car garage with remote access, plus car-port space.
- Keyless entry to the double front doors.
- NBN connected
- Powered work-shop/garage

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