

1/10 Murray Crescent, Griffith, ACT 2603



House For Sale

Friday, 5 April 2024

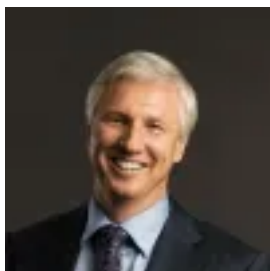
1/10 Murray Crescent, Griffith, ACT 2603

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: House



Stephen Thompson
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Auction: Saturday 27th April On Site at 10:00am

Auction Location: 1/10 Murray Crescent Griffith ACT 2603

Welcome to 1/10 Murray Crescent, a boutique home nestled in the heart of Griffith that exudes comfort and tranquillity. This Northeast facing home offers a bright and welcoming atmosphere created by the numerous windows that flood the home with sunlight and fresh air. You will fall in love with the warm and uplifting aura that permeates every inch of this comfortable retreat, making you feel right at home from the moment you walk in. Privacy is paramount in this haven, surrounded by lush greenery that will cocoon you in serenity. Here you can escape the hustle and bustle, as you immerse yourself in your own private oasis. Start your mornings right, greeted by the morning calls of various birds and enjoy a hot cup of tea in your sanctuary, as the sun rises. Entertain guests and family on the spacious back patio, sharing meals and memories. There's ample space to cultivate your own low maintenance courtyard. This home offers the perfect blend of comfort, and leisure, encasing bedrooms with built in wardrobes, encompassing an abundance of natural light and private access to the back patio through large sliding doors. The main bedroom boasts its own ensuite bathroom, ensuring convenience and privacy. The kitchen is equipped with an electric cooktop guaranteeing culinary adventures. Boasting superb positioning just metres from the manuka village access, this house connects you to the vibrant heart of Manuka. With its proximity to iconic landmarks such as Parliament House and Lake Burley Griffin, as well as the bustling atmosphere of Kingston, residents enjoy the ultimate in convenience and lifestyle. Experience Canberra's finest eateries, bars, and entertainment venues right at your doorstep, ensuring every moment is filled with enjoyment and leisure. This home is located on the corner of Grant Crescent, hailed by the Canberra Times as the city's prettiest street. Here, amidst the arching trees and vibrant colours of American elms, discover boutique home living at its finest and make this idyllic house your new sanctuary. As the original planning intent was to cater to empty nesters seeking to downsize, if you want to live here one of the residents must be at least 60 years of age. It was a planning requirement for the development approval back in the day, but of course this is a blessing.

Features Include:

- A short distance away from the heart of Canberra; Manuka, Kingston foreshore and the Parliament triangle.
- Adjacent to the beautiful and luscious green Grant Crescent.
- Spacious and comfortable for someone looking to downsize or retire.
- Versatile interiors perfect to style your home as you wish.
- Front and Back Patio that offer plenty of privacy.
- 2 bedrooms with built in wardrobes, main bedroom equipped with ensuite.
- To reside here, one resident must be at least 60 years old, aligning with the original plan targeting empty nesters downsizing.