

1 Beaumaris Street, Conder, ACT 2906

LUTON

Sold House

Thursday, 1 February 2024

1 Beaumaris Street, Conder, ACT 2906

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Ben Holder

0261763448

\$920,000

Welcome to the exquisite 1 Beaumaris Street, Conder, a meticulously renovated residence offering the perfect blend of modern elegance and functionality. Step inside and be greeted by fully double-glazed windows, ensuring a cosy and energy-efficient environment throughout the home. With a 5-star energy rating and LED lighting accompanied by curtains, this property embraces both sustainability and ambiance. Five separate heating and cooling units, intelligently programmable and controllable via a convenient smartphone app, bring warmth to the lounge and every bedroom, a thoughtful touch for personalised comfort all year round. Indulge your culinary desires in the renovated kitchen, featuring a 900 Gas Miele cooktop, two wall ovens, large plumbed fridge space and a Miele dishwasher. The double-wide stone benchtop provides ample space for meal preparation, complemented by expansive soft-close storage, including clever spice racks and telescopic corner cupboards. The master bedroom serves as a tranquil retreat, with direct backyard access, built-in and walk-in robes, and power points equipped with USB charging ports. The ensuite, a sanctuary in itself, boasts in-floor heating, three heated towel rails, and a programmable controller for added luxury. The ensuite also features double power points within the shaving cabinet, an internally lit vanity, and both fixed and hand-held shower heads. Enjoy an enhanced lifestyle with an upstairs living space that opens up to a new, spacious balcony, offering breathtaking views of the surroundings. Outside, the landscaped gardens showcase an expansive Canturf lawn with programmable, Wi-Fi capable irrigation and water-saving sensors. The backyard is fully enclosed by colorbond fencing, providing both security and privacy, and includes a side gate for convenient access. Parking is a breeze with a double garage featuring an electric roller door, and there's even space for a car or trailer between the fence and garage. Additional storage is available in the large garden shed. This property's exterior has been freshly painted, contributing to its modern appeal. With smart home technology controlling the heating and irrigation units remotely, an instantaneous gas hot water system, and a thoughtfully renovated laundry and powder room, this residence offers a lifestyle of comfort, convenience, and sophistication. Seize the opportunity to make 1 Beaumaris Street your home - contact us now to arrange a viewing and experience the luxury and charm this property has to offer.

Key Features: Bedrooms: 4 Bathrooms: 2 Double Garage Large storage shed Large back yard Instant gas hot water Gas Cook-top, with electrical for induction if you choose 2 x wall ovens for versatile cooking Smart home technology, controlling 5x reverse cycle units and irrigation remotely Renovated laundry and powder room for added convenience Multiple Living Areas Double glazed windows

Key Details: Unimproved Value: \$416,000 Rates: \$2,542 Land Tax (If Rented) \$3,955 Living size approx. 145m² - Garage 43.2m² Block size approx. 862 m² EER 5.0 stars Year built 1992

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