

# 1 Zwar Place, Florey, ACT 2615

TIMOTHY R<sup>D</sup>

## House For Sale

Tuesday, 23 January 2024

1 Zwar Place, Florey, ACT 2615

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 986 m<sup>2</sup>

Type: House



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## Auction

The road home...Discover luxury and tranquillity in this exquisite residence, poised on an expansive corner block in a serene cul-de-sac. Offering unparalleled access to both esteemed public and private schools, as well as the convenience of nearby local shopping, this modern home is a paragon of contemporary comfort blended with extraordinary outdoor living. As you step inside, be captivated by the striking ash wood flooring that graces a spacious and inviting living area. Large, enchanting windows frame views of the elegant deck, creating a delightful ambiance for cozy movie nights. The dedicated dining area exudes functionality and style, perfect for morning rituals and daily gatherings. The heart of the home, a substantial kitchen, becomes your canvas for culinary artistry, equipped with abundant cupboard and bench space to aid in your creations. Upstairs, a secondary sitting area bathes in natural light, offering a versatile space for relaxation or entertainment. Experience true serenity in the segregated main bedroom, complete with a charming balcony, walk-in robe, and ensuite. This private retreat provides the ultimate haven for adults to unwind. Four additional bedrooms, situated towards the front of the home, are serviced by a generous main bathroom, ensuring comfort for all. The road ahead...Designed for both grand entertaining and intimate occasions, the rear deck boasts an alluring swim spa, overlooking an impeccably landscaped backyard. This outdoor paradise features a paved terrace with an open pergola, vibrant plant-life, and a lush grassed area, creating an idyllic setting for gatherings and relaxation. Additional features include dual driveways, a separate laundry room, ducted gas heating, evaporative cooling, ample off-street parking, and a double garage with internal access. This home is a testament to refined family living, where engagement, laughter, and comfort are not just envisioned but realised. Embrace the opportunity to own a piece of sophistication and elegance in this prestigious neighbourhood – a home where every detail caters to a lifestyle of luxury and ease. Quality features include...\* Ducted gas heating\* Ducted evaporative cooling\* Ash flooring\* Smeg gas hot plates\* Bosch dishwasher\* Double garage (internal access)\* Balcony off main bedroom\* Double glazed windows to selected rooms\* Expansive rear deck with shade sails\* Swim spa\* Paved outdoor terrace with open pergola and built-in seating\* Two driveways with off-street parkingBlock - 986m<sup>2</sup> block (approx.)U.V - \$614,000Residence: 198.79m<sup>2</sup> (approx.)Garage, Downstairs laundry & stairs: 59.25m<sup>2</sup> (approx.)Total: 258.04m<sup>2</sup>