

104 Jansz Crescent, Griffith, ACT 2603

LUTON

House For Sale

Friday, 3 November 2023

104 Jansz Crescent, Griffith, ACT 2603

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 762 m2

Type: House



Sophie Luton
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Auction

Located in beautiful Jansz Crescent renowned for its amazing canopy of oaks lining this sensational sought after Inner South address. An almost new residence designed by award winning Peter Byfield boasting dimensions completely irresistible from the very first moment. Set against a glorious private north-facing garden setting, the contemporary style through gallery-like spaces welcoming plenty of northern light creating an inviting setting for relaxing or entertaining. A large light-filled entrance way with solid timber floors and "floating" staircase are a feature of the home and create the mid-point connecting the lower- and upper-bedroom wings with the formal and informal living spaces. A gourmet entertainers' kitchen is appointed with stone benchtops, Miele stainless appliances and a walk-in-pantry. Accommodation includes a spacious master retreat with walk-in-robe and ensuite, four additional bedrooms and two bathrooms. Built to a very high standard with double glazed windows, solid timber floors and a host of other inclusions. In a coveted leafy pocket of Griffith within walking distance to Red Hill Shops, Canberra Grammar School and Red Hill Primary School.

Features: As new residence completed in 2019 Peter Byfield design Electric gate Securely fenced garden Prized northerly aspect to the rear (garden and living/kitchen) Established and well-planted gardens surround the property created a private oasis Decks and entertaining spaces surround the property Custom Timber front door leading to formal entrance way Solid Timber Ash floors Ducted reverse cycle heating and cooling Double glazed windows LED Lights Feature "floating" staircase Formal lounge room Open plan living room with entertainment unit Large sliding doors opening onto alfresco entertainment deck Kitchen with stone benchtops, stainless steel appliances including gas cooktop, oven and dishwasher Walk-in-pantry Master bedroom with walk-in-robe and additional robing behind bed and sliding door access to private deck Ensuite with floor to ceiling tiles Upstairs main bathroom with floor to ceiling tiles, bath and shower Downstairs main bathroom with floor to ceiling tiles and shower Bedrooms two, three and four segregated upstairs with built-in-robos Bedroom five/study with built-in-robos and close to downstairs bathroom Double garage with workspace, automatic door and internal access Walk to Red Hill Shops, Red Hill Primary and Canberra Grammar School A further walk to Manuka Shops Very close to Parliamentary Triangle, Girls Grammar School and into Canberra City UCV: \$1,375,000 approx EER: 4.5 Land Rates: \$7,284 approx Land Size: 762m² approx Living area: 296.2m² approx