

11 Barkly Crescent, Forrest, ACT 2603



House For Sale

Friday, 3 May 2024

11 Barkly Crescent, Forrest, ACT 2603

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: House



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Auction

In one of Canberra's most beautiful tree-lined streets this charming and stately residence has all the hallmarks of an original Oakley and Parkes home and the property sits proud on a generous 1,880m² block surrounded by mature gardens. The current residence is bright and airy and boasts 3 bedrooms, a study, and a wide entrance foyer as you enter. The kitchen, and the formal and informal living rooms overlook a substantial rear garden, while a delightful, sunny family room has French doors and opens out to a paved entertaining terrace. Old world charm is evident throughout, with high ceilings, oversized windows, and generously proportioned bedrooms making this a comfortable home and providing well for a family. The home can also easily be upgraded and provides the ideal opportunity to either renovate the existing residence or embark on a more significant project and completely rebuild to add value in this premier location. This property comes with pre-approved plans by Collins Pennington, one of Canberra's most sought-after architects. Whether you choose to renovate or rebuild, your stunning new home will be secluded behind a mature hedge and the gently elevated position will take advantage of the true northerly sun to the rear of the property. Plus, you'll be just minutes to top Canberra schools, Manuka Village, and the Parliamentary precinct.

FEATURES

- North facing 1880 m² block
- Exciting opportunity to establish your forever home in a prestigious location
- Elegant formal room - and spacious family room that leads out to paved entertaining
- 3 bedrooms, master bedroom + ensuite
- Bright and light kitchen
- Designated study/office near the front entrance
- Fireplace in formal living area
- Ducted gas heating and split system air conditioning
- Generous frontage and rear mature gardens
- Light and airy ambiance throughout with high ceilings
- 4 lockable car garage with storage
- Massive water tank
- Close to Red Hill Nature Reserve, Lake Burley Griffin, numerous Manuka restaurants and cafes, the Parliamentary Triangle & Kingston Foreshore
- Convenient location and easy access to Grammar Schools, Forrest Primary, Telopea Park High, Narrabundah College and a variety to number of popular inner south landmarks and attractions.
- Pre-approved plans from sought after architects, Collins Pennington to rebuild