

110 Baracchi Crescent, Giralang, ACT 2617

home by holly

Sold House

Monday, 14 August 2023

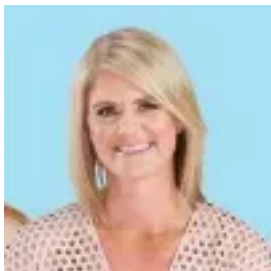
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Bedrooms: 5

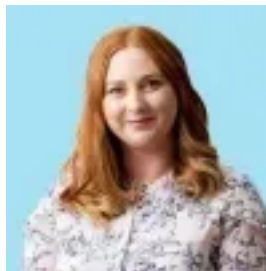
Bathrooms: 3

Parkings: 2

Type: House



Holly Komorowski
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Tenille Paul
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\$1,950,000

#soldbyholly \$1,950,000 With its sweeping spaces, soaring ceiling heights and grand use of raw and refined natural materials, this stunning five-bedroom home is a celebration of living. There is a wonderful craftsmanship here - blackbutt hardwood floors, bespoke timber joinery and shelving, hand placed stone. The robustness of the material palette lends and enduring quality, easily catering for the rough and tumble of modern family life, while a refined attention to detail gifts an air of sophisticated luxury. A modern take on the traditional suburban home, utilising a winning combo of tumbled recycled brick, Nimmitabel bluestone and rich timber, the form lends a sense of welcome stability, softened by beautiful new plantings. A driveway ushers to remote double garage, extending the ease of internal access. The honeyed timber covered porch and over-sized pivot front door harmonises with an epic blue stone wall. Shouldering the porch and extending, like a central arm inside the home, running the length of the broad entry hall, this strong element nods to the native bush surrounds. The raw texture and solid formation not unlike natural rock cliffs, overhangs. A beautifully balanced floorplan sees a demarcated main wing that draws in eastern light from the front garden. There is the expansive central social realm and beyond a children's wing positioned at the rear of the home. All rooms have ample cabinetry for seamless storage and both family bathroom and ensuite are generously appointed, sharing a concordant palette of soft grey with striking slate feature tiling. The home flows from both living areas to outdoor room and garden. A lovely light infuses the open kitchen, dining, and twin living areas, washing in from both the west and the north. Doors can be flung open, celebrating the continuous light, inviting the outside in. The kitchen has a contemporary, luxe edge, with stone waterfall island bench, soft touch cabinetry and separate Butler's pantry for ample storage and to hide the mess. Overlooking the dining space, this central hub celebrates social connection, warmly fostering family communion and entertaining. A low blue stone wall demarcates the living space with open timber shelving for display. Sliding doors can be closed to privatise the second living space making it an ideal area for the kids to hang. The covered outdoor room, set with downlights and fans, overlooks the soft lawn, camelia hedge and dedicated firepit area. Perfect for alfresco dining, think easy weekend cookouts - family, friends, neighbours, spilling into the garden, gathering around the fire-pit, watching the kids at play, while the sunsets. Giralang shoulders Kaleen and Lawson and connects to the walking and biking trails of Gungaharra Grasslands Nature Reserve. Access to civic pathways that link green spaces and lead to both reserve and local shops, is a wonderful feature of the area. The home is walking distance to the local primary school and Community Nature Play Park. Close to the Belconnen precinct, Lake Ginninderra, the UC, AIS and Canberra Stadium and a stone's throw from the inner-north suburbs of Lyneham and O'Connor, the home is also, a mere 17 minutes to the CBD.

Features: newly built home in 2021 .extensive single level five bedroom family home .two bedrooms featuring ensuites.three bedrooms with built in robes, separate accommodation wing.features include high ceilings, double-glazed aluminium doors and windows, blackbutt hardwood floors.quality finishes and continuous minimal material palette throughout .feature Nimmitabel bluestone wall.two separate living areas boasting natural light, built in storage and sliding doors opening to deck.open plan living and dining area.chefs kitchen including Smeg induction cooktop and double oven, Bosch dishwasher, central island waterfall bench, under-mount double sink, and ample soft close cabinetry .butler's pantry with stone bench top, sink, ample cabinetry and shelving.family bathroom with oversize step-in-shower, floating vanity, bathtub.separate WC with sink .linen closet in hallway.laundry with excellent bench space, an under-mount sink, storage and external access.mud room with bench and sink .ducted reverse cycle air conditioning.video intercom.oversized double garage .tiled alfresco with ceiling fans .split level yard.Beautifully landscaped gardens and grounds with shed and fire pit complete a magnificent family home in a wonderful location, just minutes to the local primary school and Community Nature Play Park.Close to the Belconnen precinct, Lake Ginninderra, the UC, AIS and Canberra Stadium and a stone's throw from the inner-north suburbs of Lyneham and O'Connor, the home is also, a mere 17 minutes to the CBD.FINE DETAILS (all approximate): Land size: 1018 m²Living size: 332.31m²Garage size: 73.56m²Alfresco size: 41.17m²Porch: 5.54m² EER: 6.0Zoning: RZ1 Build year: 2021 Rates: \$3,857.52 paLand tax: \$6,486.01UV: \$700,000Rental opinion: \$870 - \$950 p/wk