

**12 Hovell Street, Griffith, ACT 2603**



**Sold House**

Monday, 23 October 2023

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**Bedrooms: 4**

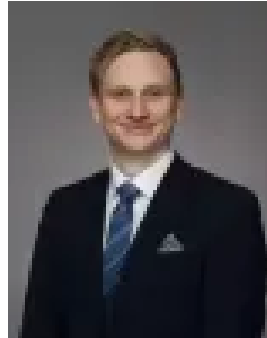
**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## Contact agent

With a Cheminees Philipe fireplace, original timber floors, sash windows and cosy nooks, this Griffith home is bursting with charm and character. Every room reveals a picturesque highlight, from the bespoke Tasmanian blackwood cabinetry of the kitchen to the double wine cellar with internal and external access. Incredible light floods in through glazed bay windows at the front entrance hall and overlook an inground pool with dual swim jets, and French doors at the rear open up a beautiful world to discover a hidden garden that's straight from an English country cottage, complete with climbing tree and extensive chicken run. There's also an extensive studio at the rear or home workspace, with exposed rafters, library shelves and a north-facing gable window. If you'd prefer an office inside, you'll find a dedicated study off the family room with delightful north-facing garden views. Four appealing bedrooms include the segregated primary master which not only features a walk-in wardrobe, but a memorable ensuite complete with skylight and Japanese bath. Sequestered away in a quiet pocket close to Bannister Gardens, Circle Park, the Griffith shops and within minutes of highly regarded schools, this home feels like a rural haven transplanted in a prime inner-south locale.

**FEATURES**

- Extended double-brick Canberra cottage
- Quiet central Griffith Street close to numerous inner south attractions
- 964m<sup>2</sup> block
- Polished timber flooring
- Rear accessed wood box for Cheminees Philipe to formal lounge room
- Central formal dining room with skylight
- Spacious laundry with airing rails and integrated ironing unit
- Open kitchen with custom cabinetry
- Blanco kitchen sink with integrated chopping board and compost
- Westinghouse oven
- Corner walk-in pantry with sensor lighting
- Pull up under floor wine cellar with storage
- Gas ducted heating
- Second master bedroom with dual aspect, built-in wardrobe and ensuite with separate hot water service
- External sensor lights
- Inground swimming pool with double swim jets
- Merbau pool deck
- Separate studio with French doors, library shelving, and high raked ceilings + adjoined workshop
- Lockable windows throughout
- Security system
- Delightful mature gardens
- Old Canberra brick paving
- Colorbond shed with skylight
- Double carport plus trailer bay