

**123 Mt Vernon Drive, Kambah, ACT 2902**

LUTON

**House For Sale**

Friday, 3 November 2023

123 Mt Vernon Drive, Kambah, ACT 2902

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 928 m2**

**Type: House**



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## Auction

Welcome to Gleneagles Estate! This single-level tranquil residence offers a truly exceptional living experience, while of backing onto the golf course. Nestled in one of the most sought-after locations, it provides a perfect oasis for those seeking a peaceful retreat. As you step into the home, you'll immediately notice the inviting and spacious layout. The interior features a seamless flow from room to room, creating an open and airy ambiance throughout. Large windows allow abundant natural light to fill the living spaces, enhancing the feeling of tranquillity and providing a breathtaking outlook. The heart of the home is the expansive living areas, ideal for both entertaining guests and enjoying quiet family nights. You'll find a well-appointed kitchen, complete with modern appliances and ample storage space. An outdoor kitchen with built in BBQ and Range hood features within the fully covered alfresco that has bi-fold doors that allows the room to open completely. The main bedroom overlooks the outdoor terraces, through to the golf course and mountains, featuring a spacious layout, a walk-through robe, and an ensuite bathroom. Two additional bedrooms plus a third bedroom or home office, further a rumpus room or studio is segregated with its own access, perfect for a home office. Step outside to your private backyard oasis, where you can relax and unwind while overlooking the lush fairways of the golf course. Enjoy the alfresco living surrounded by nature's beauty and the tranquil surrounds. Embrace a lifestyle of serenity and sophistication in this exceptional property. Features: Directly backing onto the golf course at the midway point on the 3rd Single level living Beautiful street appeal with lush gardens and wisteria covered pergola Formal entrance way with direct eyeline to rear outlook Timber floors in herringbone Family room opening onto terrace Meals area opening onto terrace Lounge room opening onto rear deck and direct outlook to golf course Kitchen with stone benchtops, integrated Liebherr fridge and freezer, Miele induction cooktop, with Miele exhaust, Miele oven, Miele Microwave oven and Miele built in dishwasher Covered and secure car accommodation for 3 cars (double garage + single carport) both with automatic doors + storage Spacious layout over 210m<sup>2</sup> of internal living space Surrounded by multiple terraces and entertaining spaces within lush, well-planted grounds Wine storage Master bedroom with beautiful outlook and electric blinds, walk-through robe and ensuite with floor to ceiling tiles, double shower, and heated floor and towel rail Bedrooms two and three segregated with the main bathroom Main bathroom with floor to ceiling tiles, a 3-way design that cleverly incorporates the laundry also with heated floor and towel rail Bedroom four, currently used as the home office can be easily converted to suit Rumpus/bedroom/studio/multipurpose room – can easily be used for a range of use including a home office as it has separate access Amazing enclosed and covered alfresco terrace room, that opens via two sides with bi-fold doors. Built-in outdoor kitchen including BBQ and range hood Café awning from studio eave to pavilion Two awnings to enclose the outdoor terrace Ducted reverse cycle heating and cooling (2 systems) Fibre to the Premises Automatic sprinkler system Colorbond roof Concrete slab Japanese garden to the side of the property 4500L water tank Internal living space: 212m<sup>2</sup> approx EER: 2.5 Block size: 982m<sup>2</sup> approx Land rates: \$4,027 approxUCV: \$725,000 approx