14 Cumberlege Crescent, Pearce, ACT 2607
House For Sale

Saturday, 11 May 2024

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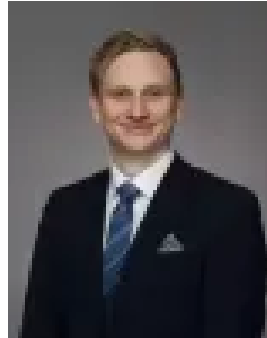
Bedrooms: 5 **Bathrooms: 3** **Parkings: 3** **Type: House**

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Auction

A fresh new build is set amongst professionally designed and landscaped gardens, full of low-maintenance modern Australian natives, this North-facing residence makes a statement in this slightly elevated, quiet Pearce street with distant views over Woden Valley.A light-filled residence perfectly balances living and entertaining, while maximizing the use of space. The design sets the bedrooms well apart from the living areas, while a large sitting room is perfect for those looking for a place to quietly retreat.The main residence and studio kitchens boast quality inclusions including stone bench tops and integrated appliances including cooktops, ovens, and fridges & freezers. Stone benchtops are also featured in the luxe bathrooms and you'll welcome the feel of underfloor heating which perfectly complements the stylish appointments.Both the main residence and studio living spaces flow out to a timber deck and courtyard, both expertly framed by steel balustrades, providing an inviting space to relax and entertain among the native gardens.A large three-car garage accommodates two spaces for the main residence and one for the studio. The garage provides internal access to both the main residence and studio/apartment and is blessed with an abundance of clean and tidy storage options. The studio also offers an additional space for outside parking. The studio, which includes a loft, can also potentially be rented out, providing extra income, or is perfect for aging parents, regular visitors or young adults who need their own space.The garden provides quality plantings including carefully selected white flowered natives and magnolias. Already easy to maintain, your watering is taken care of with the auto sprinkler system, making use of the large water tank. The home is close to local shops, restaurants, and amenities such as schools, including Marist, the Canberra Hospital, Woden Shopping Precinct, and a wide range of popular attractions and amenities.   FEATURES•⬜North-facing home in Central Woden location with views•⬜Close to local shops, restaurants, amenities & popular attractions, and amenities•⬜Generous living and dining area•⬜Consistent materials and selections used throughout both the home and studio•⬜3 car garaging with internal access + extensive joinery for storage•⬜Additional carspace for studio apartment •⬜3 bedrooms in main residence - 2 bedrooms + loft area in studio apartment•⬜Stone bench tops in kitchen and bathrooms•⬜Integrated appliances in both kitchens. Schweigen rangehood, Miele induction cooktop + oven in the main residence. Bosch induction cooktop + oven in studio. Integrated Fisher and Paykel fridge & freezer in both + brushed nickel tapware•⬜Concealed pantry in main residence + studio. •⬜Large laundry in main residence - Concealed laundry – in studio •⬜2 luxe bathrooms + powder room in main residence + 1 luxe bathroom +1 toilet in the studio•⬜Bathrooms have underfloor heating with quality Parisi fittings & fixtures including brushed nickel tapware•⬜Australian Native engineered timber flooring – Black Butt•⬜Entertaining deck off both living areas flowing from sliding doors•⬜Steel balustrades framing the entertainment deck and courtyard•⬜Double glazed windows•⬜Electric blinds in the main residence and chain blinds in the studio•⬜Extra height in ceilings•⬜Timber feature cladding on the exterior•⬜Water tank – 5000 litres•⬜Heating & cooling - Individual zone controlled electric, high efficiency - Hitachi DC Inverter•⬜Ceiling fans in living areas and rumpus•⬜Blue tooth surround speaker system•⬜Lighting with dimmers•⬜Ring security system with cameras•⬜Professionally designed and selected landscaping & easily maintainable plantings including white flowered natives and magnolias•⬜Automatic sprinkler system•⬜Water feature