

15 Timbarra Crescent, O'Malley, ACT 2606



House For Sale

Tuesday, 5 March 2024

15 Timbarra Crescent, O'Malley, ACT 2606

Bedrooms: 7

Bathrooms: 6

Parkings: 5

Type: House



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\$4,500,000+

Positioned on a massive 2,043m² block in the heights of prestigious O'malley amongst Diplomat neighbours with scenic views across Red Hill and out to the Brindabella's and beyond. Located perfectly with convenience to the Canberra Hospital, and numerous services and popular attractions including the Woden Shopping Centre and Central Business District, many of Canberra's best schools, as well as a variety of well-situated cafes and restaurants - including in Manuka. Contemporary in design, the residence boasts an impressive front foyer, with a double void and beautiful chandelier suspended at the front entrance offering a wonderful feeling of space, a classic neutral décor and rooms of grand proportion throughout. The home is ideal for extended family and entertaining on a grand scale. The sub floor space is really something else, offering versatility for a variety of needs. It boasts an enormous 400m² of space large enough to fit out an entire car showroom, complete with polished concrete flooring. The basement is also easily accessible by a commercial lift or stairs. This incredible space not only accommodates volumes of anything, but can also be utilized as a very generous sized games area or space for a business operation. All living rooms are oversized and the dining room easily seats 30 guests and flows out to a rear terrace capturing magnificent views! A very large and spacious kitchen is designed for the entertainer and is well equipped with SMEG and quality appliances including an upright stove, and 2 ovens. This kitchen leads to a second kitchen with a stone island bench, and sink area for serving and drink preparation. The meals area and family room are open plan light and bright and have great views. There is a rumpus which also flows out to a beautifully appointed travertine tiled patio. Bedroom accommodation offers 5 very large, carpeted bedrooms, with the master bedroom wing fitted with 3 walk-in-robos a tasteful ensuite with spa bath. All other bedrooms have built-in-robos and ensuites. To complete this home an additional 2-bedrooms are usable downstairs for a guest or maid. The home's driveway is nicely tucked away neatly at the rear. Features:

- Superb central position with outstanding views
- Large substantial family home perfect for entertaining guests
- Sub floor with polished concrete (400m²)
- Commercial grade lift to basement/subfloor and up to top level
- All rooms of large proportion
- Multiple indoor and outdoor entertaining areas including covered rear terrace
- Generous living and dining spaces - (841m² living space)
- Premium well equipped double kitchen with numerous appliances including 3 ovens, stone benchtops, expansive joinery and shelving in storage area
- Full height glass doors leading outdoors from kitchen/living
- 5 oversized bedrooms all with ensuite bathrooms + robes
- Large main bedroom with generous ensuite with spa bath + 3 walk in robes
- 2 additional bedrooms downstairs
- 6 high quality bathrooms with carved timber vanities and marble tops on the upper level + 2 powder rooms on lower level
- Large laundry
- Security room
- Massive study
- Neutral tiling on lower level
- Polished timber flooring upstairs
- Timber internal doors downstairs in informal dining family area
- 2 x gas fireplaces
- Reverse Cycle Heating and Cooling - electric - multiple zoned
- Chandeliers
- Motorized curtains
- External roller shutters
- Low maintenance gardens + irrigation system
- Security system
- Storage (600m²)
- Central location close to Canberra Hospital, reputable schools, Woden Shopping Centre, a variety of cafes and restaurants + popular services and facilities