

**16 Carstensz Street, Griffith, ACT 2603**

LUTON

**House For Sale**

Thursday, 15 February 2024

**16 Carstensz Street, Griffith, ACT 2603**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 917 m2**

**Type: House**



Miriana Cavic  
0261763425

## Auction

There is a reason that this property has only had one owner, it is in such a great location you will never want to move either. Love and care have gone into the roots of this home, giving the 917sqm parcel of premium Griffith land, a great feel. Moments to Canberra Grammar School, St Edmunds College, St Clares, St Bede's School and Red Hill Primary this home is situated in a quiet, easy living location. There is no doubt that the future is bright at this address, surrounded by quality homes, friendly neighbours and the vibrancy of Griffith, Manuka and Kingston at your doorstep. The home is beautifully presented, with the highlight being the flexible living spaces. The good-sized kitchen connects to both a generous lounge room and the separate dining/living space. The rear deck overlooks one of the most amazing gardens I have ever seen, the ideal place to spend weekends playing with the kids, it really is your very own park. Off the sunroom is a private front courtyard which is another beautiful outdoor space to enjoy relaxing in the morning sun. The huge parents retreat, with bathroom, walk in robe and its own sitting room is segregated from the other 3 generously sized bedrooms complete with built in robes. Full of natural light with generously sized rooms throughout, this home is truly special. The main bathroom is newly renovated while other amenities include central reverse cycle heating and cooling throughout, a separate toilet, internal laundry, and single garage. Live, invest or renovate, this is such a great opportunity in a superb location.

**FEATURES:**

- Four-bedroom, 2 bathroom home
- Open-plan lounge and dining with sunroom
- Versatile floorplan
- Large functional and neat kitchen
- Master retreat with bathroom, walk in robe and sitting room
- Three additional bedrooms all with built-in wardrobes
- Newly renovated main bathroom
- Separate toilet
- Central reverse cycle heating and cooling throughout the home
- Rear deck overlooking the huge stunning back garden
- Single garage
- Laundry with external access
- Stunning established 'park like' back garden
- Sunroom opens up to the gorgeous private front courtyard
- Walking distance to some of Canberra's best public and private schools
- Close to Manuka, Kingston and Red Hill shops

Live, renovate or invest

**STATISTICS:** Block size: 917m<sup>2</sup> UV: \$1,425,000 Rates: \$7,338 p/a House size: 164m<sup>2</sup> Garage: 18m<sup>2</sup> EER: 0 Stars Built: 1957 Extended: 1967 and 1973