

# 16 Cuthbertson Crescent, Oxley, ACT 2903



## Sold House

Monday, 14 August 2023

16 Cuthbertson Crescent, Oxley, ACT 2903

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 825 m2**

**Type: House**



Ben James

0448445841

**\$965,000**

Perfectly poised for a new chapter, enjoying an elevated position that allows for stunning views and a brilliant garden and entertaining zone at the rear that you will never tire of, this relaxed four bedroom, two bathroom beauty with a long driveway, surplus parking, private street presence, is a rare offering on a large 825sqm (approx.) block across the road from Oxley Hill. Also centrally located and close to the arterial roads linking Tuggeranong to Woden and the Canberra City Centre, with a short drive to both Tuggeranong and Woden Town Centres, Erindale Shopping Centre, schools and transport, this home is an amazing proposition and complete package for one fortunate family. The split level residence has been well-designed to include a large lounge and dining room with raked ceiling, that's ideally oriented to draw in garden aspects adding to the homes relaxed feeling. The kitchen, meals and casual family room enjoy a superb interconnected ambience and benefits from generous preparation and storage space, a Chef wall oven, Westinghouse gas stove top, a Fisher & Paykel dishwasher and has easy outdoor access for summertime entertaining. Premium accommodation is offered in the form of four beautiful bedrooms, with the main bedroom featuring a shower ensuite and walk-through robe. The three additional light-filled bedrooms are each equipped with built-in wardrobes, and are complemented by a central bathroom with separate bathtub and a separate toilet. Outside, the sweeping balcony encourages you to spend time relaxing outdoors whilst enjoying your morning coffee or evening meal over breathtaking valley views. An expansive backyard area seals the deal with plenty of room to play while a Panasonic split system, ducted and wall heaters and ceiling fans, and a double carport are valued additions. Perfectly-placed for a fulfilling family lifestyle, it is a short stroll to bus stops and a heart beat from the Tuggeranong Town Centre and local schools. EER 2.0 Why this property is solely for you:

- \* Generously sized four bedroom family home in Oxley
- \* Extensive combined living/dining area with carpet
- \* Kitchen/family/meals zone with tiled flooring
- \* Practical and well appointed kitchen with breakfast bar, Chef oven, Westinghouse gas stove top and Fisher & Paykel dishwasher
- \* Master bedroom features a walk-in robe, carpeted flooring, and a neat ensuite
- \* Three remaining bedrooms are generously sized, all of which feature built-in-wardrobes
- \* Bathroom with tiled flooring, single vanity, shower, bath and a separate toilet
- \* Laundry features storage space and external access
- \* Timber raked ceilings with Oregon and Western Red Cedar beams
- \* Panasonic air conditioning unit in the kitchen/family/meals and a ceiling fan in lounge and family area
- \* Ducted and wall heaters
- \* Back entertaining area with fantastic views
- \* A sizeable fenced backyard will ensure peace of mind when children and pets play outdoors
- \* Double carport
- \* Long driveway provides additional off-street parking
- \* Located in a quiet crescent with neighbours being long term owners which provides a sense of community in the street
- \* Fronting Oxley Hill
- \* Close to Erindale, Woden & Tuggeranong Town Centres and only 20 minutes to Canberra's City Centre