

16 Tanumbirini Street, Hawker, ACT 2614



Sold House

Monday, 14 August 2023

16 Tanumbirini Street, Hawker, ACT 2614

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 1445 m2

Type: House



Troy Reddick
0407808717

\$2,060,000

Framed by picturesque manicured gardens, exuding an aura of timeless elegance, this completely renovated four bedroom ensuite residence with independent living quarters, downstairs, is an exciting offering for even the most discerning buyer. A surprisingly elevated position offers an expansive outlook across the Belconnen valley to the north and north east, capturing city lights by night and refreshing country breezes during the warmer months. Multi generational, extended and blended families will delight in its spacious two storey design, boasting segregated living spaces, generous bedrooms and a fluid relationship between indoors and multiple outdoor terraces. Upstairs, the home is awash with natural light and showcases soft neutral tones, a modern kitchen, renovated bathrooms and solid Tasmanian Oak flooring, combining to dramatic effect. A modern kitchen is the heart of the home for day to day living and includes quality appliances and an adjoining family room. Extending outdoors to a large covered terrace, the backdrop of its manicured low maintenance gardens, including a fully fenced in-ground pool, makes for resort style living throughout the seasons. Downstairs, multi purpose rooms with access to an additional shower & w.c. may seem the ideal teenagers retreat? A separate one bedroom independent living quarters includes its own courtyard and separate entrance, providing a handy income earner or the perfect solution to accommodating extended family, enabling a true sense of separation and independence. Luxurious appointments, contemporary comforts and exemplary finishes achieve a visually captivating and supremely comfortable living environment, both indoors and outdoors. With nothing to do but move in and enjoy its enviable urban lifestyle; large block and prime neighbourly surroundings, here is a home offered today, that could meet the needs of all of your tomorrows.

Five bedrooms
Ensuite (2007)
Large formal living rooms
Eat in kitchen
Family room
Sitting room (downstairs)
Covered front and rear terraces
Double garage under with internal access
Self contained one bedroom flat
Under house storage
Features & inclusions
Kitchen (2007)- Corian benchtops- Highland gas hot plates (6)- Qasair exhaust fan- Blanco under bench oven (electric)- 2nd Miele electric wall oven- Miele dishwasher- Six seater island bench
Family room- Sliding door to rear deck- Covered rear deck Merbau timber- Stratco open/close roof system- Barbecue- mains gas- Sink - with flexible tap head- Gasmate fridge
Main bathroom with separate WC & powder area (2007)
Downstairs- Internal stairwell- Bedroom five- Sitting room- Laundry (wc & shower) - 2019- Gym (external access)
Double garage- Two auto garage doors- Internal clothes line- Safe (not staying)- Storage
Self contained flat (\$330/week)- Kitchen (2019)- Belling upright electric oven- Fisher & Paykel dishwasher- Living area - Daikin r/c a/c- Bedroom- Ensuite/laundry (2007)
Storeroom (ducted heating room)
Construction and inclusions- Predominately full brick construction- Tasmanian Oak solid hardwood flooring- Double glazed windows (uPVC thermally broken)- Cedar timber panelling to entrance foyer/hallway- LED lighting- Honeywell ducted gas heating- Braemar ducted evaporative cooling- 3 x Hitachi wall mounted r/c air conditioning- Two instantaneous gas hot water- Security system- Insulation ceiling - R6- Cavity wall insulation- Gutters and down pipes (2019)- Three x 3000litre rainwater tanks - 8 kW Solar panel system (25panels) Installed December 2018
Landscaping- In ground salt water pool (fully fenced) 10.4m x 4.4m - Gas heating to pool- Solar blanket - Covered terrace to pool area- Sandstone retaining walls- Mature hedges- Living area: 295sqm- Garage: 64sqm- Block size: 1445sqm- UV: \$993,000- Rates: \$4,574.95pa