

17 & 17A Balsillie Crescent, Monash, ACT 2904



House For Sale

Sunday, 20 August 2023

17 & 17A Balsillie Crescent, Monash, ACT 2904

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 1323 m2

Type: House



Andrew Thorpe
0402017912



Ben James
0448445841

\$1,350,000+

Offering a three-bedroom, ensuite house and an impressive stand-alone secondary dwelling with two bedrooms, this unique offering is a haven of versatility, ensuring a dual income stream or smart financial strategy for savvy investors looking to maximise returns, or the perfect blend of space for those seeking a home for their family and extended family. Bursting with family friendly appeal, house one (17A) is an enticing modern home (built 2019) with fantastic indoor proportions and outdoor appeal that form a fantastic partnership in any season. Providing everything you need for instant enjoyment, the home's easy flow layout is bound to impress and includes the benefits of three bedrooms, two bathrooms, the practicality of vinyl plank flooring throughout the living areas, raked ceilings that elongate the rooms and a party-ready outdoor entertaining that steps out from the living room. Be welcomed by a bright entrance hall flowing seamlessly past two of the bedrooms both showcasing built-in robes and family bathroom to the kitchen/family/meals or taking you to the spacious main bedroom with a walk-in robe and an elegant ensuite complementing the main bathroom. The contemporary kitchen comprises a complete suite of stainless-steel appliances, stone benchtops, a walk-in pantry, breakfast bar, and feature window/splashback allowing natural light to flood the room. A covered entertaining area at the rear extends your living space overlooking the back yard. The secondary dwelling offers a separate address, known as 17 Balsillie Crescent, has two bedrooms with a spacious layout that encompasses split level living zones including a family and meals space. Ready to simply move in and start living, this architecturally designed home is sure to leave a lasting impression. Immaculately presented with a light-filled ambience, the home's instantly enjoyable interior comprises two spacious bedrooms, including the main with walk-in robe and access to a study/dressing room, additionally complemented by a family bathroom with stone bench, and a walk-in frameless shower with twin-shower heads, and a separate toilet. For the proficient chef, the V-shaped kitchen is great for accessing everything and is well maintained, neutrally schemed, has a box window, offers excellent storage and bench top preparation area, and is fitted with a Westinghouse ceramic cooktop, a Westinghouse pyrolytic oven, and an AEG stainless steel dishwasher. A wall of glass sliding stacker doors sweep open first to a paved alfresco area and further to the deck with swim spa, displaying an idyllic environment to kick back and relax with guests. The properties location is a guaranteed winner, literally a hop, skip and a jump from Monash Primary School (600m walking), buses, and a short trip to Tuggeranong Town Centre. Check out the open house times or talk to Andrew and Ben about an alternative time to view these outstanding properties.

- Property Specifications* Dual occupancy dream homes nestled in Monash (two residences on one title)* 1323m² block* Each of the properties are completely self-contained and completely free standing from each other (the potential for rental income from either one or both homes can't be overlooked or you're free to merge the two and create one expansive home with multiple living areas, four bedrooms, loft, study and three bathrooms.)* Separately metered electricity and gas, but with shared water* Fully fenced frontage with sliding electric entry and exit gates* Double carport shared between the two residences* Ample off-street parking on the circular gravel driveway for numerous vehicles/trailers/boats/caravans* Large shared (but could be internally fenced) garden with an expansive grassed area, established plants, a covered lean to on the back fence (currently used as a gym), an adjoining shed, a second shed, a large swim spa, numerous places to sit with a book and choice of beverage, or entertain* Centrally located within a brisk walk to quality primary (including Monash) and secondary schools, Erindale Shopping Centre, restaurants, The Vikings Club Erindale, transport, sporting facilities and close to the arterial roads linking Tuggeranong to Woden and beyond, with a short drive to both Tuggeranong and Woden Town Centres

- Residence One* Modern, warm and inviting three-bedroom family home built in 2019* House size (approx.) - 149m²* EER 5* Minimum 2.7m ceilings accentuate the spacious feel* Comfortable main living area with robust vinyl plank flooring and a raked ceiling that accentuates the spacious feel of the room* Contemporary kitchen is thoughtfully put together, comprising ample cupboards (including a walk-in pantry off the laundry), stone benchtops, a breakfast bar, twin sinks, a feature window/splashback allowing natural light to flood the room, a Westinghouse 900mm oven/gas cooktop, canopy rangehood, and a stainless steel Fisher & Paykel dishwasher for easy clean up after family dinners or large gatherings with friends* Three spacious bedrooms, all with storage and two with ceiling fans* The family bathroom offers space for all to prepare for the day with stunning tiles, a vanity with stone bench and above bench basin, a bath, a semi-frameless shower with a "rain" shower head and handheld shower head, and a separate toilet* The main bedroom has pendant lighting beside the bed which adds just the right amount of ambience, a walk-in robe and an elegant ensuite complementing the main bathroom* The laundry offers plenty of bench space* Internal comfort is maintained by ducted reverse cycle air conditioning and ceiling fans to two of the bedrooms* 2000lt

water tank connected to the toilets* An all weather alfresco with ceiling fan and lighting allows you to fire up the BBQ on long summer evenings or relax with a cuppa on winter weekend mornings- Residence Two* Original home on the property* Unique floor plan with approx. 180m² of living, with the lower level being 146m² and loft of 35m²* EER 3* Breathtaking high ceiling on entry creates an immediate feeling of space, opulence and grandeur* Slanted ceiling with timber lining in tiled meals provides a refined aesthetic profile that never fails to impress* High windows and a wall of glass sliding stacker doors, also in the meals, allows you to control the amount of air that comes into your home at any given time and allows you to easily merge indoor and outdoor spaces* V-shaped kitchen is great for accessing everything and is well maintained, neutrally schemed, has a box window, offers excellent storage and bench top preparation area, and is fitted with a Westinghouse ceramic cooktop, a Westinghouse pyrolytic oven, an AEG stainless steel dishwasher and a Westinghouse canopy rangehood* A glass block feature separates the kitchen and TV/family room* Family room with access back to the entrance or to the hallway leading to the bathroom, master bedroom, study and laundry* Huge segregated carpeted main bedroom with a walk-in robe, under stair storage, a ceiling fan and access to a study/dressing room* The bathroom features a large vanity with stone bench, and a walk-in frameless shower with twin shower heads, and a separate toilet* A loft/bedroom two is accessed from the hall and features a slanted ceiling, built-in cube storage, and two opening skylights and plumbing in place to add an ensuite if desired* Separate laundry room with bench, storage and external access* Ducted gas heating and ducted evaporative cooling* Rinnai Infinity continuous flow gas hot water with remote temperature control* Paved outdoor area with built-in BBQ and extended by a deck with swim spa