

**17 Colvin Street, Hughes, ACT 2605**

**BLACKSHAW**

**House For Sale**

Tuesday, 26 March 2024

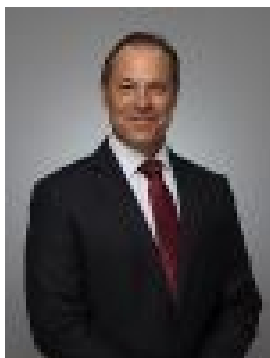
17 Colvin Street, Hughes, ACT 2605

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 4**

**Type: House**



Mario Sanfrancesco  
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## Auction

A residence with class and elegance, gated courtyard entry and customised antique doors all set the scene for this estate-like residence which flows directly onto a championship golf course. Architecturally redesigned by Architects Ring and Associates the home offers grand living spaces and loads of natural light captured through extensive floor-to-ceiling windows showcasing the Paul Bangay-inspired gardens and the Federal Golf Course and beyond. The home also provides a seamless inside to outside transition perfect for entertaining. Exquisite marble flooring, hydronic heating and a north-easterly aspect create an environment comfortable enough for shorts and a t-shirt all year round. With the bonus of prolific native wildlife and formal gardens just beyond the windows, it adds up to luxury holiday vibes 24/7 and yet is just minutes from the parliamentary triangle and CBD. A two-storey annexe to the main home is currently in use as a full professional business suite/ office complete with its own multi-car parking and entry, a top-floor executive office with mountain views, plus an outer office capable of accommodating three workstations, and a bathroom. This area could easily be adapted and used as 2 further bedrooms. Downstairs, a kitchenette, reception space, meeting room and second bathroom complete a highly functional floorplan that could be adapted for multigenerational living or a live-in au pair or housekeeper. The primary portion of the residence is luxuriously appointed with amazing bespoke features geared for entertaining up to 80 people. A transparent bottle wine library separates the intimate formal lounge from the Great Room's formal dining zone, but there's the bonus of a 1000-bottle custom cellar and tasting space on the lower-ground level where a full theatre, games room, bar and powder room are also found: complete with a dedicated golf cart garage to top things off. The main floor kitchen is a triumphant, sunny space crowned with a 3m protectively sealed Calacatta Marble-topped island, premium appliances, a well-designed butler's pantry and adjacent meals area. All of the four king-sized bedrooms open to the outdoors. One accesses a private courtyard, and has an ensuite. The master retreat incorporates a custom walk-through dressing room, enormous dual rainfall shower and unique moulded-glass double sinks. Known locally as 'The Resort' for its glamorous appearance and premium drive-on golf-course access, this very special green-belt home is close to top schools, Woden Town Centre, Canberra Hospital and the Deakin medical precinct.

**FEATURES**

- Seamless extension and redesigned luxury residence by Architect Terry Ring, Architects Ring and Associates
- Exceptional location with views backing golf course + with direct buggy access
- Cascading, European style signature water feature to rear garden
- Beautiful formal Paul Bangay inspired gardens fully irrigated
- Wrought-iron gated entry to courtyard with water feature & lighting
- Well-proportioned rooms right throughout
- Formal foyer entry
- Marble flooring
- High ceilings
- Statement lighting throughout
- Multiple living areas including a Great Room with a CleanAir slow combustion wood fireplace
- 4 large bedrooms with the main bedroom luxuriously large with extra wide hall wall and wardrobe space + 2 additional bedrooms upstairs (within the annex)
- Spectacular kitchen with Smeg oven and gas cooktop; LG dishwasher, Marble stone benchtop + Quantum quartz benchtop around cooktop
- Large rumpus/media/games rooms downstairs with bar + ensuite
- Commercially rated double-glazed windows
- Superb cross ventilation
- Luxaflex Duette Honeycomb top-down/bottom-up blinds for privacy; blackout curtains to bedrooms
- Stunning luxe bathrooms with skylight over shower and custom two-person jetted bathtub in family bathroom
- Elegant guest powder room
- Multiple linen cupboards
- 2 zoned evaporative cooling units + 2 reverse-cycle systems to annexe top floor
- Hydronic heating to all main living areas, kitchen and most bathrooms with hydronic radiator panels to all other areas
- 8.14kW solar system
- Refrigerator plumbing to lower-level bar
- Large 4-car carport with automatic garage door
- 2 x 20,000L concealed water tanks
- Garden storage under house with room for ride-on mower
- Separate golf cart garage with direct access to Federal Golf Club
- Off-street parking for up to three visitors
- 100sqm of outdoor entertaining deck
- 1000 bottle wine cellar plus additional wine tasting space
- Unique wine library
- CCTV and external sensor lights