

18 Merfield Place, Giralang, ACT 2617



Sold House

Saturday, 25 November 2023

18 Merfield Place, Giralang, ACT 2617

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House



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\$1,250,000

Welcome to a rare opportunity to call this extensive, freshly renovated residence your home. The kitchen is the heart and hub, with direct access to a covered courtyard entertaining area, while overlooking the family and meals, offering large picture windows framing stunning sunset views. The Northern end of the home hosts 3 generous bedrooms and 2 fully renovated bathrooms. The Southern side sees the floorplan become two stories. The upper level presents high ceilings and another living space, with an extra-large double-glazed window providing even greater views over the Brindabella Mountains. The covered upper deck is an ideal place to watch the sun sink below the horizon. This upper area also has the 4th bedroom, with views to the reserve, and an additional separate multipurpose room. Downstairs you will discover another 2 rooms, sliding door access to another covered entertaining space, as well as the wider lawn, fish pond, gardens and fruit trees. This space can be accessed without going through the main house and could be set up as a self-contained studio with the addition of a bathroom and kitchenette facilities if required. This is the perfect Suburban home for anyone wanting a tranquil sanctuary to watch the sun set and multiple living options for a busy family so everyone needs their own space. Be sure to watch our more detailed, uncut walk-through video for even more information, where we do a deeper dive into all the beautiful features of this residence and its gardens, it's the most detailed property walk through video you are likely to see during your search. If you'd like the digital brochure, including details of our friendly auction campaign and the full contract, send us an email using your preferred web portal and it will be automatically sent to you.

Features Overview:

- Held by the same family for 25yrs
- 1224m² elevated block at top of cul de sac, backing reserve
- Double brick construction
- Renovated throughout
- Multi-level extension (extended in 1999)
- Flexible floor plan to suit your needs
- 3 covered outdoor entertaining areas
- New downlights and paint throughout
- Renovated kitchen
- Fully restored hardwood flooring
- New hybrid timber-look flooring downstairs
- Totally rebuilt, new ensuite
- New floor tiles, shower, mirror, toilet and vanity in main bathroom and updated fittings
- Views from the Western side of the home to the Brindabella Mountains
- Close to local schools and amenities
- Vacant possession on offer
- Early access available via an occupation licence if you need to move in quickly
- Flexible settlement options if you have another property you want, or need, to sell
- Offers prior to auction (above guide price) are welcome

The numbers (approx):

- Living: 242m²
- Garage: 42m²
- Courtyard entertaining area: 35m²
- Upper deck: 16m²
- Block size: 1224m²
- UCV: \$642,000 (2023)
- Home age: 47 years (built 1976)
- General Rates: \$3,554 p.a.
- Water & sewerage rates: \$704 p.a.
- Land tax (investors only): \$6,218 p.a.
- Conservative rental estimate (unfurnished): \$950/wk
- Energy rating: 2.5 stars potential for 6 stars

Inside:

- NBN (FTTN) available
- Alarm system
- Ducted vacuum
- Rheem solar hot water system on roof
- Ducted gas heating and 2 wall mounted reverse cycle units
- Entry with storage robe
- Upstairs living: pitched roof with ceiling fan, highlight windows and a large double-glazed window plus covered deck with elevated views
- Main living area: 2 large picture windows facing West with mountain views
- Renovated kitchen: walk-in pantry, timber-look benchtops, tiled splashback, microwave cavity, electric oven and 4 burner electric cooktop with externally ducted rangehood, 2 bowl sink, fridge space, additional storage
- Main bedroom: windows on 2 sides, a wall of built in robes
- Renovated main bathroom and ensuite: new tiling, toilets, shower screens, fittings, heat lamps
- Bedrooms 2 and 3: each have built in robes
- Fully renovated laundry: new bench, storage, tapware, skylight, under bench washer and dryer space, new tiling and corner tub
- 4th bedroom (off upstairs living): reserve outlook, study nook, balcony and external access and down 7 stairs to a multipurpose room; possible work from home space, rumpus, library, kids playroom etc with window to side entertaining area
- 5th bedroom downstairs (or optional living space games room): double-sliding door access to entertaining area, access to under house storage and additional space for potential bathroom or kitchenette installation or use as a large robe/dressing room, gym, media room or study

Outside:

- Courtyard features a large pergola with new Laserlite, partially covering a paved entertaining area with built in BBQ
- Upper covered, timber deck has external power and views of the Brindabella's plus additional stencilled concrete entertaining area beneath (outside 5th bedroom)
- Double garage with internal access through laundry and rear courtyard access plus double remote roller doors and fluorescent lighting
- Room in driveway for additional 4 vehicles
- Paved driveway to right side of home that goes to rear yard, space to accommodate multiple vehicles including boat, caravan or trailer
- Gate to left side of garage for guests to access rear yard and entertaining area without going through house
- 2 veggie patches, compost area, chook shed
- Private rear yard with mature fruit trees, shrubs and established garden plus lawn
- Hills hoist clothesline
- Security shutters over key windows
- Area for a studio with gas, sewerage and potable water already plumbed
- Electric hot water system in roof

To help buyers, we offer the following as part of our Friendly Auction System:

- Written buyer price guide,

updated with the campaign • Digital brochure - everything you need to consider a purchase • FREE solicitor referral for contract review and/or Section 17