

# 18 Perkins Place, Torrens, ACT 2607

## House For Sale

Saturday, 3 February 2024

18 Perkins Place, Torrens, ACT 2607

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1124 m2**

**Type: House**



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## Auction

Auction Location: On-Site Set proudly above manicured greenery, this dual-level residence is ready to become your family's dream home and haven. Spacious and comfortable on an 1124m<sup>2</sup> block this well-maintained property is perfectly positioned to offer the best of both worlds; close to all conveniences and enhanced by an elevated setting and a beautiful leafy outlook at the base of Mt Taylor. The family friendly floor plan is well-designed and practical, while an ample footprint covers all bases. Rooms are large and airy, and there is an abundance of storage. The home has a striking façade, beautiful stonework and timber features will catch your eye. There is a spacious front veranda, poised to enjoy the elevation and mountain views. Inside, the lower-level offers segregated living areas, an expansive formal living area at the front of the home plus separate dining room adjacent to the kitchen, both benefiting from some north facing windows. The kitchen overlooks the backyard, open and spacious with electric cooking, dishwasher plus plenty of bench and storage space. Accommodation is provided on this level by three bedrooms, all with built in robes. These are serviced by the master bathroom, offering bath, shower and separate WC. The upper level houses the incredible parents retreat, a spacious escape, offering the master suite with walk in robe and ensuite, another large living area, plus additional bedroom/study. The elevated position ensures each room upstairs is light and bright with a beautiful outlook over the treetops. Outside, you will be delighted by the sprawling backyard, established and private, offering flat grassed areas, trees for shade, paved areas, secret pathways and a BBQ area. The generous 1124m<sup>2</sup> block ensures you have the space to entertain and for the children to play, or the ability to add and create in future. Additional features of the home include ducted heating downstairs and evaporative cooling upstairs, incredible storage space, large separate laundry and double garage with storage and workshop space plus additional off street parking space for trailer/boat/caravan or additional cars. Built with quality in every facet, the location delivers a lifestyle that is second to none with an esteemed highly sought-after address. Close to quality schools, Woden Town Centre and just minutes to the CBD, this combination of a beautifully liveable home in a bustling locality and peaceful surroundings make this a unique opportunity for a family looking to settle in a thriving suburb in the Woden Valley. - Large, elevated 1124m<sup>2</sup> block with mountain views - Segregated parents retreat upstairs with master bedroom, ensuite, walk in robe, additional bedroom/study and living area - Separate living and dining areas - Three additional bedrooms all with built in robes - Kitchen with electric cooking, dishwasher, plenty of bench and storage space - Front patio with views - Ducted gas heating downstairs plus evaporative cooling upstairs - Double garage with storage and workshop space plus additional off street parking space for trailer/boat/caravan or additional cars - Recently replaced windows Land size: 1124 m<sup>2</sup> Living size: 198m<sup>2</sup> living + garage size: 48m<sup>2</sup> Land value: \$957,000 (approx.) Rates: \$2,876 p.a. (approx.) Land tax: \$4,094 p.a. (approx.) Construction: 1968 EER: 0.5 stars