

**2/47 Gleadow Street, Evatt, ACT 2617**

**TIMOTHY R<sup>D</sup>**

**Sold House**

Thursday, 7 March 2024

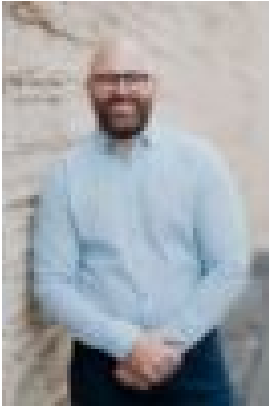
2/47 Gleadow Street, Evatt, ACT 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$795,000**

In a remarkable departure from the conventional, this avant-garde residence emerges from a blueprint dedicated to the pinnacle of energy efficiency meshed with the forefront of contemporary design. This trailblazing abode, discreetly positioned at the rear of a dual occupancy parcel, ushers modern design into a coveted suburban environment with unparalleled finesse. Poised mere moments from local conveniences and the esteemed Miles Franklin Primary School, this three-bedroom, ensuite sanctuary marries rugged exterior textures with an interior finish of unparalleled modernity. Hidden at the conclusion of an expansive driveway, dual carports merge with a monumental façade, a testament to creativity and customisation rarely encountered in the construction landscape of Belconnen's more established neighbourhoods. Entry is granted through glass stacker doors, revealing an open plan living area characterised by its crisp lines and contemporary aesthetic. The inviting kitchen, featuring a breakfast bar and equipped with Bosch appliances, provides an exemplary stage for culinary exploration and innovation. This area, seamlessly integrated with the front garden, dissolves the boundaries between indoors and out, fostering a symbiotic relationship with nature. The ground floor further unfolds to reveal a cosy nook, crowned with a distinctive corner window, offering a private haven for media enjoyment or literary indulgence. Accompanied by two bedrooms, this level is complemented by a breathtaking bathroom, boasting a sophisticated shower and bathtub ensemble. Ascend to the upper tier, where a secluded master bedroom affords glimpses of the Telstra Tower, conjoined with a personal study and a sumptuous ensuite. Crafted as a sanctuary to unwind following the day's exertions, this secluded haven promises solace for the weary. A stroll around the premises unveils fruit-bearing trees, a low-upkeep garden, spaces primed for vegetable cultivation, and ample storage solutions. Constructed in 2018, this home, a paragon of contemporary, energy-efficient living—enveloped in insulation, double-glazed windows, solar panels, and a storage battery—all set within a vibrant location, stands as a singular discovery awaiting your exploration this weekend. \* Built in 2018\* Bosch appliances\* Timber laminate and polished concrete flooring\* Continuous hot water system\* Double glazed windows\* Subfloor, walls and ceiling insulation\* Hydronic under floor heating\* Automated timing heat pump\* Solar panels and battery. \* 3000ltr water tank\* Reverse cycle heating units x 2\* Six star energy rating\* Stacker glass sliding doors\* Semi frameless shower screens\* Two single carports\* Low maintenance yard\* Close to local shops, Miles Franklin and St. Monica's Primary SchoolGround Level: 82.00m<sup>2</sup> (approx.)Upper Level: 20.00m<sup>2</sup> (approx, excluding plant room & stairs) Total: 104m<sup>2</sup> (approx.)Carport & Store Area: 20.40m<sup>2</sup> (approx.)Body corporate - \$750.00 p/a (approx)Rates \$2,600.00 P/a (approx.)