

21 Waller Crescent, Campbell, ACT 2612



Sold House

Sunday, 13 August 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 975 m²

Type: House

\$2,450,000

Step into the warm embrace of 21 Waller Crescent, this four bedroom two bathroom is an architectural masterpiece that stands as a testament to timeless design and exceptional craftsmanship. Built in 1963, this double brick besser block construction home has been thoughtfully updated and modernised while preserving its original charm. As you enter, you'll be captivated by the inviting ambiance of the interior. The rich hardwood Sydney blue gum flooring, sourced sustainably, adds a touch of elegance and warmth to every step you take. The quality of the flooring and its insulation ensures a hushed and serene atmosphere throughout the house. With ducted gas heating and evaporative cooling throughout the house and a beautiful fireplace in the lounge room to enjoy on a winter's evening, this climate-controlled house means you'll love all Canberra's seasons. A true chef's delight, the kitchen is a harmonious blend of style and functionality. Equipped with top-of-the-line Smeg appliances, including an integrated 900mm wide single-drawer dishwasher, a dual fuel oven with a gas cooktop, and a Caesarstone bench with a Franke dual bowl sink, this culinary haven beckons the gourmet in you. The servery window connecting to the expansive wraparound deck offers seamless indoor-outdoor living, perfect for entertaining guests or enjoying family meals in the fresh air. The living spaces are meticulously designed, incorporating a media room/dining room for your entertainment pleasure. Integrated Niles ceiling speakers fill the rooms with melodious tunes, while double glazed windows with privacy and block-out blinds ensure a cozy and comfortable ambiance. The master bedroom is a tranquil retreat, boasting a sliding glass door leading to the deck, a spacious bespoke wardrobe with an integrated Hisense TV and sound bar, and a luxurious ensuite bathroom. With its high ceiling and ceiling fan, it's an inviting haven for relaxation. Outside to the beautifully landscaped garden, a true oasis of serenity that embraces nature's beauty. A testament to the owners' passion for design and horticulture, the garden features significant retaining walls and terraces adorned with granite bluestone sourced from Wee Jasper. Meandering through the garden, you'll discover an array of colours and scents, thanks to the established Golden Rain, Chinese Elm and gum trees. These magnificent trees provide a canopy of shade during the summer, creating a perfect spot to bask in the beauty of nature. Fruit enthusiasts will delight in the established olive, plum, lemon, lime, and mandarin trees, adding a delightful touch to the garden's charm. Throughout the winter months, the original Camellia bushes bloom with an enchanting display of flowers, painting the garden with vibrant colours. The garden's design, by local Canberra team Berracah Gardens, incorporates paved pathways and Wee Jasper stepping stones, providing easy access to every corner of this private sanctuary. In the evenings, gentle deck and spot lighting illuminates the garden, creating a magical ambiance for outdoor gatherings. The property is perfectly positioned with views across the city to Black Mountain. The rear of the property backs onto reserve providing additional privacy and easy access for morning walks to Mt Ainslie or a quick trip to the local Campbell shops. There is also an abundance of space for housing cars and storage with a double garage with internal access and a single garage with carport. Inclusions:- Smeg appliances (900mm wide single-drawer dishwasher, dual fuel oven with gas cooktop, extractor fan)- Stainless steel benches- Caesarstone bench and sink- Franke dual bowl sink- Hettich draws and inserts- Servery window to deck- Utility cupboards and pull-out pantry- LG Integrated fridge with plumbed-in filter water and ice functionality- Pacific Energy Neo 2.5 wood heater- Samsung "The Frame" TV- Integrated Niles ceiling speakers- Privacy and block-out blinds on windows- Crimsafe screen doors on sliding doors to deck- Integrated surround sound system with ceiling-mounted speaker (Niles)- Fully integrated Control 4 managed by Miranda Hi-Fi- 85-inch Sony OLED wall-mounted TV with surround sound- Privacy and block-out blinds on windows- Sliding bespoke cedar and glass panel doors to the main living room- Double glazed Tasmanian oak door frames- Ducted underfloor gas heating- Evaporate cooling - Laundry with Caesarstone benchtop - Multi station irrigation system