

23 Dumas Street, McKellar, ACT 2617

TIMOTHY R^D

House For Sale

Thursday, 15 February 2024

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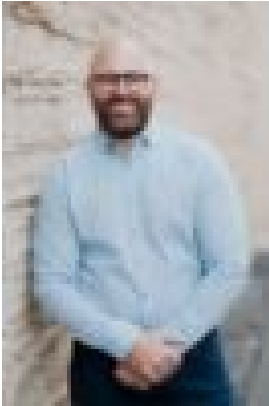
Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 860 m²

Type: House



Tim McInnes
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Annabelle McInnes
0419144208

Auction

The road home...Incorporating contemporary design principles and achieving exceptional levels of quality and craftsmanship, this distinguished residence reimagines daily living, offering a seamless blend of comfort and luxury. Situated in a sought-after neighbourhood, conveniently close to essential amenities, this home boasts thoroughly modernised interiors across its single-story design, alongside an unrivalled outdoor space primed for extraordinary entertaining experiences. The welcoming living area, adorned with engineered timber flooring, serves as a perfect sanctuary for relaxation and seamlessly connects to the adjacent dining area. The kitchen, a testament to modern design, dazzles with stone countertops, high-end Bosch appliances, and is meticulously configured to facilitate culinary excellence. The family and meals area offers a coveted alternative relaxation spot, beautifully integrating with the impressive outdoor entertaining deck. The home's bathroom and ensuite are designed to offer tranquil retreats for unwinding, while the spacious bedrooms, each equipped with built-in wardrobes, comfortably accommodate the needs of all family members. The expansive backyard is a highlight, featuring a magnificent covered entertaining deck that is bound to impress, complete with areas for lounging, dining, and a built-in barbecue. It offers a perfect vantage point for supervising children and pets in the beautifully landscaped garden, which includes a grassy play area, an enchanting cubby house, and a discreet vegetable garden, ensuring enjoyment for the whole family. The road ahead...A notable feature of this property at 23 Dumas Street Mckellar, is the extensive car storage capacity. In addition to a single brick garage with a rear roller door, a large four-car metal garage provides ample space for a car collection or other family needs, offering flexibility and making a lasting impression. Enhancements such as double-glazed windows and doors, ducted reverse cycle heating and cooling, ducted evaporative cooling, stylish lighting, a custom laundry, a separate WC, security cameras, and R6 ceiling insulation elevate the home's comfort and security. Positioned for easy access to Lake Ginninderra, Westfield Belconnen, local schools, and shops, this home perfectly marries interior elegance with convenience. For those prioritising quality, comfort, and location, a visit to 23 Dumas Street, Mckellar is highly recommended. Quality features include...• Fully renovated 4 bed 2 bath • Double glazed windows and sliding door throughout • Day (sheer privacy) and night (blockout) double cell honeycomb blinds • Solar and fully electric • Large block • 4 car metal garage/shed + attached single garage • Ducted reverse cycle + ducted evaporative • Bosch appliances incl Induction cooktop + built in microwave and powerful and silent Schweigen range hood • Built in outdoor kitchen/bbq incl family webber bbq • Large covered entertaining area with zoned lighting and fan and merbau deck + privacy awnings • R6 ceiling insulation • Soundproofing insulation internal walls to wet areas • Native Australian and bee friendly garden • Updated lighting - incl l.e.d downlights • Walking distance to lake Ginninderra • built in robes to all bedrooms • Laundry custom cabinetry • Stone bench tops in kitchen, laundry, and bathrooms • Carrara marble ensuite tiles • Awnings to bedroom windows • 2 separate living areas • Security cameras • Crimsafe of glass sliding door • Updated gutters and roof pointing • Luminare tastics & heated towel rails in main bath room • Updated slim line power points throughout • Veggie patch • Wired smoke detectors • Fully metal fenced yard • Separate toilet Residence: 145.95m2 (approx.) Garage: 27.80m2 (approx.) Metal Garage: 58.50m2 (approx.)