

**25 Darmody Street, Weetangera, ACT 2614**



**Sold House**

Sunday, 24 September 2023

25 Darmody Street, Weetangera, ACT 2614

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 978 m<sup>2</sup>**

**Type: House**

**\$1,820,000**

Every detail is exquisitely executed in this stylish, spacious and contemporary family home. A true entertainer, this home features lots of indoor and outdoor living space, an expansive covered alfresco with an outdoor kitchen, and even a wine cellar to store your favourite labels. When you step inside, the first thing you'll notice is the stunning polished timber floor that flows through the formal living room and the spacious open-plan living, dining, and kitchen area. Gorgeous timber veneer cabinetry and lots of natural light combine with modern elegance to create a welcoming and comfortable space in which you'll enjoy relaxing and entertaining. The huge designer kitchen will meet the needs of even the most discerning cook with lots of storage and food prep space, an induction cooktop, oven, and dishwasher for easy cleanup. Open to the living area and with a breakfast bar where family and guests can sit, the cook will always be part of the conversation. Sliding doors open to the huge covered alfresco, expanding the living space and providing the perfect place for family gatherings, barbecues with friends, and kids' birthday parties. Entertaining couldn't be easier with the built-in outdoor kitchen. The glass railing gives you unobstructed views of the neatly landscaped yard beyond, so you can watch the kids play on the grass or take in the gardens as you relax with a drink. Four good-sized bedrooms, all with built-ins, give the family plenty of room to spread out. The main bedroom is an enviable haven of relaxation with a huge walk-in robe, stunning designer ensuite, and access to a private shaded deck with a spa, ideal for unwinding after a long week. The fourth bedroom also has an ensuite and an adjoining rumpus room/sitting area - perfect for guests or older children, while the other two bedrooms are serviced by a full family bathroom with a bath and separate toilet. If you value your peace and privacy, you'll appreciate that every room in the home has insulated walls, so noise doesn't travel around the house. Occupying a corner block with two driveways, this home has plenty of parking with a single lock-up garage, a double lock-up garage with storage, a concrete pad to park the boat or campervan, and extra off-street parking in the driveway. Other standout features include 3.5kW (10-panel) solar, a walk-in wine cellar in the garage, ducted evaporative cooling and gas heating, reverse cycle air conditioning, security system, and a garden water tank. Enjoying a peaceful location and ideally placed for families, this home is within walking distance of primary and high schools, the Weetangera playing fields, parks, and public transport. Hawker shops are under five minutes' drive, while Belconnen town centre and Westfield are less than 15 minutes away. Nature lovers will also appreciate the proximity of The Pinnacle Nature Reserve with its many walking tracks. Stylish, spacious, and immaculate in every way, this is a property you'll love coming home to. Make the dream a reality - call us today to book an inspection.

**Auction Details - This home will be auctioned on site on Saturday 14th October 2023 at 10:00am - Unless sold prior to.**

**Features -**

- Modern family home (2004 build) on 977m<sup>2</sup> block
- Landscaped gardens with beautiful street appeal
- Large dining table and spa staying with the house
- 4 beds with BIR + 3 baths + WC + internal laundry
- Main bed with WIR & ensuite; 4th bed with ensuite
- Open-plan living, dining, & kitchen + formal lounge
- Separate rumpus room/5th bed/office/guest lounge
- Expansive covered alfresco with outdoor kitchen
- Private, covered deck with spa off main bedroom
- Designer kitchen with induction cooking, dishwasher
- Landscaped, easy-care fenced yard; water tank
- Peaceful & quiet - every room with insulated walls
- 3.5kW solar panels + ducted heating & cooling + AC
- Walk-in wine cellar in garage; home security system
- Corner block with two driveways; SLUG + DLUG
- Short walk to primary and high schools & busses
- Close to parks, sports fields, & nature reserves
- 10 mins to Hawker shops; 15 mins to Belconnen
- Owner-built entertainer of space and sophistication