

25 Frome Street, Griffith, ACT 2603



House For Sale

Thursday, 8 February 2024

25 Frome Street, Griffith, ACT 2603

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 668 m2

Type: House



Bree Currall
0262959911



Chloe Lindbeck
0262959911

AUCTION

Recently renovated and extended, this exquisite family home melds quality workmanship, intelligent design, and a tranquil setting with the ultimate central Griffith locale, surrounded by quality schools, a short walk to the renowned local shops, and right at the doorstep of both Kingston and Manuka. Large open plan living and dining enjoy flowing timber floors and plenty of natural light, connecting well with the kitchen via a servery window, with an additional separate formal lounge adding another layer of versatility to the floorplan. The kitchen itself has been thoughtfully designed with the entertainer in mind, enjoying a 900mm chef's cooker with gas cooktop, plenty of stone top bench space, an eat-at breakfast bar, dishwasher, and abundant storage. The tranquil main suite was built as part of the extension and is resort like in proportion, complete with a large walk-in robe and chic ensuite featuring an oversized frameless shower with recessed shelving, and twin basin floating timber vanity with plenty of storage. The main bathroom is finished to the same high standard, with the added convenience of a stone bathtub and, along with a separate powder room, services the 3 additional good-sized bedrooms, 2 with their own built-in robes. An internal laundry, undercover carport, plentiful off-street parking, expansive workshop/creative space, and additional secure storage headline a list of features that must be inspected to be truly appreciated, all centrally located in one of Canberra's most highly regarded and family friendly communities.* 4 bedrooms, 2 bathrooms, single carport with additional off-street parking, and workshop/creative/storage on 668sqm of land* Spacious and light-filled open plan living and dining with skylight, connected with the kitchen via servery opening + formal lounge opening out to rear patio and backyard* Practical kitchen enjoying 900mm chef's cooker with gas cooktop, stone benchtops, eat-at breakfast bar, dishwasher, and plentiful storage* Private and tranquil main suite with walk-in robe and ensuite, complete with oversized frameless shower with recessed shelving and twin basin floating timber vanity + 3 additional bedrooms, 2 with built-in robes* As new main bathroom featuring bathtub, shower over, floating timber vanity with above bench basin, and floor to ceiling tiling + convenient separate powder room* Radiator heating throughout ensuring warmth and comfort year round* Detached workshop with additional versatile space, and additional secure storage* EER 4.0 Rates: \$6,381pa (approx.) Land Tax: \$12,150pa (approx. if rented out) UCV: \$1,260,000 (2023) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.