

3/15 Dalman Crescent, O'Malley, ACT 2606

LUTON

House For Sale

Sunday, 10 March 2024

3/15 Dalman Crescent, O'Malley, ACT 2606

Bedrooms: 4

Bathrooms: 4

Parkings: 3

Area: 1312 m2

Type: House



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Offers over \$3,000,000

Experience luxury living at its finest in this stunning executive family home. Situated in the gated 'Kingsgate' complex, this residence offers unparalleled privacy, security, and panoramic views of Woden, Black Mountain, The Arboretum, and the Brindabellas. Upon entry, be greeted by stunning timber floors and 2-story high ceilings in the living areas, creating an airy and inviting atmosphere. The ground floor boasts three separate living areas, offering versatility including a potential fifth bedroom or study. The open-plan kitchen, family, and dining areas seamlessly flow to the alfresco entertainment spaces, allowing you to choose your preferred outdoor setting - by the pool, under the pergola, or around the firepit overlooking the manicured gardens. The home features three oversized bedrooms, each with its own ensuite and robe, while the master retreat boasts a walk-in robe and a private courtyard with an outdoor spa. Upstairs, discover a second master suite with a walk-in robe, ensuite, and a sprawling private balcony. Completing this level is a mezzanine sitting/study area overlooking the formal lounge. The expansive laundry is equipped with butler's pantry storage and ample linen press requirements, ensuring both functionality and convenience. For added convenience, an oversized double garage with internal access, a carport, and a guest powder room are located on the ground level. This residence epitomizes luxury living, offering a perfect balance of comfort, style, and functionality. Awarded for its excellence, the home offers a seamless blend of indoor-outdoor living and is perfect for both family retreats and entertaining guests. With its prestigious location within the diplomatic precinct and thoughtfully curated features, this property represents a rare opportunity for discerning buyers seeking luxury, privacy, and unparalleled views. Don't miss the opportunity to make this exquisite property your new home.

Features:

- 4 bedrooms, 4 bathrooms, plus a study/5th bedroom
- Galley style gourmet kitchen with custom joinery, ample bench space and stainless steel Bosch appliances
- Four oversized bedrooms, each with an ensuite; 2 master suites with walk-in robes
- High ceilings, flooded with natural light from floor-to-ceiling windows
- Two living areas with Gas fireplace in the formal lounge and ducted vacuum
- Guest powder room
- Large laundry with lots of storage and external access
- Salt water pool
- High windows all motorised
- Easy care garden
- Zoned ducted air conditioning and gas heating for year-round comfort
- Expansive outdoor entertaining areas including alfresco spaces, pool, spa, pergola, and firepit
- Land area entitlement of 1312m² (approx.) with opportunities for gardens and outdoor amenities
- Double garage with internal access, single carport, and guest parking
- Automatic irrigation system with 10,000-litre underground water tank
- Security features include an alarm system, video intercom, and gated entry
- Gated complex (only 10 homes), ensuring privacy and additional security

Statistics: Living space: 372 m² plus double garage with internal access
Rates: \$1,932 p/q
Body corporate: \$2,958 p/q