

3 Ballard Place, Monash, ACT 2904



Sold House

Saturday, 16 September 2023

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Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 1037 m2

Type: House



Ben James

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\$1,300,000

Confidently rising from a picturesque streetscape of a coveted neighbourhood, this practical four bedroom residence delivers a retreat for those seeking family-friendly dimensions close to retail, education and recreation. Offering a beautiful place to start your family or watch them grow and complete with an in-ground swimming pool, versatile rumpus/home office and gorgeous established gardens, 3 Ballard Place will excite you with the possibilities. A sense of welcoming is immediately felt upon entering, where you'll experience a collaboration of appreciable features such as tiled flooring and neutral tones, before stepping foot into a large sunken living area. A further two living areas include a social and light-filled casual living area circling the kitchen, and a rumpus room ideal for kids playroom or home office. Whip up a storm in your practical kitchen with larger than usual stone bench space, including an island bench with breakfast bar, and quality appliances including a Smeg oven and gas cooktop and a Miele dishwasher. Summertime will be filled with laughter while relaxing under the Vergola that overlooks the enticing heated swimming pool, for those large family Christmas' or special occasions. For a comfortable night's sleep, there are four bedrooms with built-in wardrobes. The master suite boasts an ensuite and the remaining rooms share the use of a family bathroom, separate toilet and a laundry with external access. The double garage and enclosed carport provides extra storage/tinkering space while the main and second driveway also provides plenty of off-street parking, for a trailer, boat or caravan. Ducted gas heating and ducted evaporative cooling ensure year-round comfort, while a thoughtful blend of tiled and carpeted floors, quality window furnishings, and a great location surrounded by essential services, completes this amazing picture! All in all, this perfectly presented home will capture your heart while providing you with all of the finer things in life, including an amazing community. EER 3.0 Why this home is solely for you: * Accommodating four bedroom home located on a 1,037m² block, in a quiet cul-de-sac, with easy access to a whole range of facilities * Through the front door takes you directly into the large entrance with plant boxes & sunken lounge area through to dining area * Large rumpus room off the dining, ideal for kids playroom or home office * Family and meals separated by a central kitchen, which aligns with outdoor area * Practical updated kitchen with island bench, Caesar stone benches, Miele dishwasher and a Smeg 900mm oven and gas stove top * A triple stacker door from the family room leads out to an 'entertainer's paradise', with in-ground heated pool and Vergola * Securely fenced back garden, ensures peace of mind when children and pets play outdoors * Four well-arranged bedrooms enhanced by storage * Laundry with a good amount of storage and external access * Stay comfortable all-year-round with ducted evaporative cooling and ducted gas heating * Double garage with internal access and second drive way with enclosed carport and roller door * Centrally located within a brisk walk to Monash Primary School and transport, or Tuggeranong town centre, and within a short drive to Erindale Shopping Centre and it's restaurant strip, sporting facilities and close to the arterial roads linking Tuggeranong to Woden and beyond, with a short drive to both Tuggeranong and Woden Town Centres