

3 Roe Street, Griffith, ACT 2603



Sold House

Monday, 14 August 2023

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Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 801 m2

Type: House



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Just a stone's throw into Manuka, in a sleepy wide street, this pristine Griffith residence presents unparalleled family living minutes from the best schools in the region. True quality craftsmanship is evident in the build, and the level of maintenance will surprise even the most fastidious of buyers. A grand yet functional floorplan with an emphasis on generous living spaces, this is a home suitable for more formal entertaining and or just lovely space for a large family. From the spacious foyer, the residence extends seamlessly to multiple indoor and outdoor entertaining areas, offers four large bedrooms along the Eastern wing. Capturing the sunshine, the vast family room and open plan kitchen are sited to the northern end of the home, opening into a covered alfresco area and the fully fenced pool. Recently resurfaced, the kitchen features granite benches and stainless-steel appliances, modern cabinetry, large corner pantry and excellent island bench. The oversized master bedroom features a walk-in-robe and large ensuite, with the remaining three bedrooms, all equipped with built-in-robos, enjoying an exquisite spa bathroom and large powder room. Other accommodation within this impressive home includes a study/sixth bedroom, large separate laundry with external access, and a big double garage. Built to the highest standards, the home features a mix of solid hardwood flooring, porcelain tiles and quality carpeting. It is quiet with a high energy rating due to additional insulation through the walls. The aspect is ideal. A lifestyle home, offered a level well below replacement costs.

- Large level, 801m² block with established hedges, shade trees and flowering shrubs
- Minutes from the boutique shopping, fine dining and night life of Kingston and Manuka
- Close to government workplaces and walking distance to St Clare's, St Edmunds, Narrabundah College, The Canberra Grammar School, plus St Bede's, Red Hill Primary and Telopea Park School
- Built in 2000
- Huge formal lounge and dining – would be appropriate for an Embassy rental
- Sun-drenched family and casual dining opening into covered L-shaped alfresco area overlooking pool
- Stunning kitchen with granite benches and quality stainless-steel appliances, fresh colour scheme
- Separate rumpus/5th bedroom/ playroom off family room
- Fully fenced saltwater pool with passive heating system
- Plantation shutters, quality curtains and carpets throughout
- Modernised bathrooms, as new shower screens, quality porcelain tiling
- Oversized double garage with panel-lift doors with remote control and internal access, security system with cameras, intercom, bespoke entry doors
- Ducted gas heating and cooling
- Energy efficient lighting inside and outside the house
- Continuous gas hot water, carpet in all bedrooms
- 3.5 inch insulation in walls
- Triple zoned security system at the back to the base with intercom

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