

# 30 Sellbach Street, Weston, ACT 2611



## House For Sale

Thursday, 16 May 2024

30 Sellbach Street, Weston, ACT 2611

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 547 m2

Type: House



Vince Qi

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## Auction

The remarkable mid-floorplan second-storey alfresco space of this incredible home is a design triumph. A natural extension of the daily living areas from which it is seamlessly connected via two walls of stackable glass doors, it benefits from northerly light ushered in by towering, 6-meter high architectural windows that wrap the home's front façade, and a long balcony to the north. Equipped with a gas fireplace, plumbed gas barbecue, motorised blinds, sound system and with additional access to a rumpus/theatre, this is a hospitable zone created with multi-generational entertaining in mind. The open dining, family and sleek kitchen nearby are similarly glamorous and airy thanks to high ceilings and a primarily white palette that bounces light from the triple aspect. Stacking glass doors to a street-front elevated balcony open to reveal panoramic views that take in the Brindabellas and Black Mountain. Four oversized bedrooms on this level include a palatial master sequestered to the rear and featuring a custom walk-through wardrobe and sizeable ensuite with stone benchtops double-sink vanity. The family bathroom also has two sinks, along with a walk-in shower and bathtub.

Downstairs, a fifth bedroom has its own ensuite, a kitchenette and external access and could be perfect for extended family, rental accommodation or a home business. This is quality, low-maintenance living at its finest. It is footsteps from the calming Fetherston Gardens and Oakey Hill bush trails, walking distance from the Orana Steiner and Montessori schools, a five-minute drive from Coleman Court retail and medical precinct and has exceptional commuter routes to Woden, the city, Belconnen and Tuggeranong.

**FEATURES:**

- Exceptional 5-bedroom executive home
- Quiet loop street
- Panoramic mountain views
- Picture windows
- Four living areas
- Self-contained ground-floor accommodation with its own laundry and kitchenette
- Sleek kitchen with 6-burner gas stove
- Bosch and Smeg kitchen appliances
- 60mm stone benchtops, island with seating and display shelving
- Butler's pantry
- Double-gazed windows
- Blackbutt laminate flooring
- Blackbutt laminate staircase with glass balustrade
- Marble floors to living areas
- 6.6kW solar panels
- Reverse-cycle zoned heating and cooling
- Underfloor heating to bathrooms
- Ceiling fan to alfresco
- Alfresco wired for TV
- Landscaped gardens with Smart irrigation
- Security system
- NBN fibre to the premises
- Double automated garage with internal access

**PROXIMITY:**

- Fetherston Gardens
- Weston Creek Orchard
- Oakley Hill Nature Reserve
- Saint Jude's Primary School
- Orana Steiner School
- Mt Stromlo High School
- Canberra Montessori School
- Charles Weston School
- Evenly Scott School
- Coleman Court Shopping Centre
- Westfield Woden
- Weston Indoor Sports Centre
- Canberra Hospital
- Stromlo Leisure Centre
- Stromlo Forrest Park

**STATISTICS** (all measures/figures are approximate):

- UV (Unimproved value): \$706,000 (2023)
- Land size: 547.00 sqm
- Home size: 273.27 sqm
- Upper level: 179.90 sqm
- Lower level: 55.39 sqm
- Garage: 37.98 sqm
- Rates: \$890.00 pq
- EER: 5.0