

**30 Stuart Street, Griffith, ACT 2603**



**House For Sale**

Monday, 23 October 2023

**30 Stuart Street, Griffith, ACT 2603**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1021 m2**

**Type: House**



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## AUCTION

Poised to capture the versatility of Griffith, Kingston and Manuka, situated in the highly sought after pin-oak lined Stuart Street, this Kenneth Oliphant designed home is one to be sighted. Privately gated and positioned on 1021sqm of hedged grounds, 30 Stuart Street presents a rare opportunity to the market. The home, set back from the road with a 30sqm frontage enjoying a wonderful sense of seclusion. The large formal living room features a picturesque bay window and a brick fireplace. The renovated kitchen allows for family meals to be cooked to perfection, with a large island bench, Siemens appliances and plenty of storage. The dining area is open plan with the kitchen to ensure food is delivered hot to the dining table. At the end of the dining area are double glazed bi-fold doors that open onto an expansive sunny deck overlooking the pool and travertine landscaped yard. The parents retreat is segregated from the rest of the home, accommodating a spacious bedroom, large walk in robe and a recently renovated ensuite. The other three bedrooms all feature built in robes. The renovated main bathroom services the rest of the home. The stunning rear of the home ties it all together. This protean space is an entertainers paradise, stepping out you're greeted with the large deck that allows you to view the whole yard. The outdoor living area allows for a fireplace and pizza oven for you spring nights. Taking a few steps up, the solar heated concrete pool is surrounded by hedges and flowers to ensure privacy and tranquillity. The front garden takes in all seasons from flowering bulbs, Camelia's and weeping cherries in spring to the autumnal kaleidoscope of Japanese Maples. Easy maintenance with a newly updated automatic watering system. You'll be delighted to know that you're just a walk away to Telopea Park School, Narrabundah College, Canberra Grammar, St Edmunds College and St Claires. Avoid traffic woes by walking to Manuka Oval or Manuka restaurants, Griffith shops and the Kingston cafes.\* Four bedroom, two bathroom Griffith home\* Positioned on 1021sqm of hedged grounds\* Renovated kitchen with Siemens appliances, large island and plenty of storage\* New lighting throughout the property\* Spacious main bedroom featuring walk in robe and renovated ensuite with heated flooring and heated towel rack\* Three bedrooms, generously sized, all featuring built in robes\* Renovated/updated front garden which takes in all seasons beautifully\* Double glazed bi-fold doors to access the rear of the home\* Large entertainers backyard with solar heated pool\* Designed by well renowned Canberra architect, Kenneth Oliphant Rates: \$8,573pa (approx.) Land Tax: \$16,728pa (approx. if rented out) UCV: \$1,750,000 (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.