

31 Batman Street, Braddon, ACT 2612



House For Sale

Tuesday, 5 December 2023

31 Batman Street, Braddon, ACT 2612

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 541 m2

Type: House



Josh Morrissey
0437799234



Katrice Velnaar
0411449071

By Negotiation

What you see: Inspired by the stately and timeless appeal of the local architecture, this brand-new, Adam Hobill design uses the perfect blend of form and function. Use of the classic red brick that the area is known for helps the home blend into the neighbourhood, complimented by striking architecture. Northerly oriented with views to the pool, from the kitchen, living and dining area, create a sun-filled space all year round and located only a few minutes walk into the city center, this home offers an inner city lifestyle with the privacy of an established suburb. Gated and privatised by high established hedging, this home has been created as a private sanctuary right in the heart of the city.

What we see: The perfect blend of form and function creating a private sanctuary right in the heart of the city.

Viewings by appointment only. See more: Brand new, designed by Adam Hobill Built by kellybuilt Electric front entry gate Gourmet kitchen with Elba blue marble island bench, clay pendant lights, custom joinery soft close drawers and brushed rose gold tapware Smeg appliances include induction cooktop, wall mounted matte black double ovens, 900mm integrated fridge/freezer and dishwasher Master bedroom with dressing room and luxurious en-suite with dual vanities and Elba blue marble benchtop Three additional bedrooms with custom built-in robes Flexible floor-plan with multiple living areas Study with built in kitchenette and separate access for home office Upstairs main bathroom with freestanding bath, wall mounted vanity, feature tiling and premium tapware Two ducted reverse cycle heating and cooling units with zoning and app control Engineered Oak timber flooring Mud room Media room 5000l water tank Swimming pool with heat pump Double glazed windows Ground floor powder room Upstairs rumpus room Double glazed windows 6.6kw solar system Laundry with 40mm elba marble benchtop Front and rear blackbutt entertaining decks Fire-pit with large sandstone slab seating area Covered alfresco area with wall hung beef eater BBQ and ceiling fan Low maintenance, fully landscaped gardens designed by Harris Hobbs with Wi-Fi controlled irrigation Cat 5 data ready, CCTV and security system Double car garage with internal access Close proximity to Canberra CBD Within 8 minutes' walk to Canberra CBD Within 2 minutes' drive to Campbell High School Within 3 minutes' drive to Brandon dining Precinct Within 5 minutes' drive to ANU Within 6 minutes' drive to Daramalan College Total GFA: 323m² Upper floor: 86m² Ground floor: 179m² Total living: 266m² Garage: 39m² Alfresco: 18m² Block size: 541m² EER: 5.5 Built: 2023 Rental appraisal: \$1,600-\$1,700 p.w Rates: \$4,676.87 p.a Land tax: \$6,884.59 p.a Disclaimer: The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.