

# 31 Jim Bradley Crescent, Uriarra Village, ACT 2611

## House For Sale

Saturday, 24 February 2024



31 Jim Bradley Crescent, Uriarra Village, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 3110 m2

Type: House



Chris Wilson  
0418620686



Jack Wilson  
0402367713

**\$1,497,000**

At one of the Nations Capitals West most points, nestled among the Uriarra Forest and on the banks of the Cotter Dam, is a unique satellite community. Uriarra Village is unlike anything else in the ACT and 31 Jim Bradley Crescent is arguably the pick of the bunch. Set on over 3000m<sup>2</sup> with northerly views to the Brindabellas and adjoining the communal horse paddocks with the inclusion of two horse agistments. Constructed in 2010, this modern family home offers a separated floorplan with generous proportions both inside and out, providing a family home that can accommodate years of growth. Four bedrooms, two bathrooms, multiple living areas plus a theatre room and the extension of outdoor entertaining with large swim spa in the main residence, plus an enormous 4 car garage with an ensuite. The extensive entrance to the property provides ample parking for guests and is shaped by an established self-sufficient garden which produces plenty of year-round colour. The elevated entrance and front veranda capture northerly views to the Brindabellas, an excellent space to enjoy a morning coffee but also a daily occurrence to be caught appreciating the serenity. The main bedroom also captures this desired aspect and views, equipped with both a modern ensuite and extra-large walk-in robe, a parents retreat separate from the rest of the home. The front formal lounge offers another refuge with views and could easily be imagined as a home office space. The expansive open plan living and dining room is overlooked by the kitchen and extends seamlessly to the outdoor entertaining area. The kitchen has been intelligently configured with an extended island bench oriented towards the outdoor entertainment space and with reserve beyond the back yard a pleasant backdrop. The most accomplished of chefs will appreciate the ability to cater for large occasions with generous bench space, an extra-large electric oven, new electric hotplate and full-size dishwasher. The main bathroom has been newly renovated and is undoubtedly a feature of the home with a free-standing bath, double vanity, large shower, and floor to ceiling feature tiles. The three bedrooms to the rear of the home all enjoy garden outlooks through large windows, built in robes and the comfort of ceiling fans. The theatre room is a superb addition whether it be for movie nights or an escape for kids to enjoy technology away from the rest of the home. The surrounds of the home offers a multitude of options to enjoy the outdoors including the covered entertaining area, raised deck and swim spa area, private courtyard to the east and the raised lawn area to the rear. The huge garage can accommodate at least 4 vehicles, but with the addition of ensuite and fireplace it is easy to imagine a separate entertaining area or 'man or woman cave'. As a part of a community title, you are ensured use and maintenance of the community hall, tennis courts, swimming pool, green space and horse paddocks for your reasonable body corporate fees. A scenic 20-minute drive from Weston and 15 minutes' drive to Molonglo Valley ensures all necessities are easily accessible, while nature reserves and rivers are at your doorstep. There are very few opportunities that arise like this, do not delay, enquire today to register your interest and visit our upcoming open homes to view this fantastic offering for yourself. Features: - Unique satellite community on the banks of the Cotter Dam - Expansive north facing family home with views and adjoining horse paddocks - 2 horse agistments attached to property entitlement - Separated floorplan with multiple living area - Large covered outdoor entertaining with swim spa - Spacious modern kitchen with island bench, dishwasher, huge oven and cooktop - Newly renovated and attractive main bathroom - Ducted reverse cycle heating and cooling - Fireplace - Ceiling fans in all bedrooms - Abundance of storage - Enormous garage with fireplace and ensuite - 95,000 litre water tank - 4.8 KW Solar System with solar hot water and currently heavily reduced expenses - Self-sustainable and established garden - Community tennis courts, swimming pool, hall and horse paddocks • UCV: \$579,000 • Block Size: 3,110m<sup>2</sup> • House Size: 218m<sup>2</sup> • Year of Construction: 2010 • EER: 3.0 Outgoings: • General Rates: \$762 p/qtr (approx.) • Land Tax (investors): \$1,285 p/qtr (approx.) • Body Corp Levies: \$2,154 per annum Disclaimer: The material and information contained within this marketing is for general information purposes only. Cream Residential Pty Ltd does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. We recommend all interested parties to make further enquiries and seek further advice. You should not rely upon this material as a basis for making any formal decisions.