

**32 Lockyer Street, Griffith, ACT 2603**

**House For Sale**

Thursday, 9 November 2023

32 Lockyer Street, Griffith, ACT 2603

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Nick Purnell  
0262952011



Sam Glyde  
0428221300

## By Negotiation

Nestled in the heart of Griffith, this charming residence invites you into a world of sophistication and comfort. With its classic architecture and modern amenities, 32 Lockyer Street is more than a home; it's a lifestyle. Lockyer Street is widely regarded as one of the best streets in Canberra. Positioned in the sought-after suburb of Griffith, you'll enjoy the tranquility of the neighbourhood while having Canberra's vibrant city life at your fingertips. Manuka and Kingston Shops, renowned for their dining and shopping options, are just moments away. Families will also appreciate the proximity to reputable schools such as Canberra Grammar, Narrabundah College, St Clare's and St Edmunds College, making mornings a breeze. And for the daily commute, easy access to public transportation ensures a seamless journey. Location is key, and 32 Lockyer Street delivers. As you step through the front door, you are greeted by a light-filled interior that seamlessly blends spacious living areas with a touch of architectural finesse. There is a large skylight that floods the property with light and sets the scene for the stunning home that lays beyond. To the right there is a segregated parents retreat, complete with walk in wardrobe and large ensuite bathroom. Continuing on you are met by a formal dining and sitting area that flows onto the covered outdoor entertaining area. The gourmet kitchen is a haven for aspiring chefs, boasting modern appliances and a breakfast bar for casual mornings. There is a plethora of storage and bench space to match. The large living area captures all day sun and also has sliding doors to the entertaining area. All of the four bedrooms within the main house are a great size and the separate studio has two of its own that allows the home to suit multi-generational living or teenagers who want their own separate space, complete with kitchen and bathroom. The allure of this property extends beyond its walls. The backyard, a private oasis, beckons you to unwind and entertain in style. Picture lazy weekends with loved ones or hosting intimate gatherings under the stars. This residence is not just a house; it's a statement. A statement of refined living, where every detail has been carefully curated to create a home that stands the test of time.

In Summary:-

- Located on one of Canberra's most popular Streets-
- Walk to Manuka and enjoy the convenience of the Inner South lifestyle-
- 896m<sup>2</sup> flat block and backing north-
- Ducted reverse cycle air conditioning-
- Heated floors in bathrooms-
- Heated floor throughout studio-
- Ducted vacuum system-
- Security alarm system-
- Automatic sprinkler system-
- Large outdoor entertainment area with skylights and retractable blind -
- Stainless steel Italian appliances throughout -
- 408m<sup>2</sup> internally + 48m<sup>2</sup> garage & 39m<sup>2</sup> covered outdoor entertaining area