

33 SCOTT STREET, Narrabundah, ACT 2604



House For Sale

Tuesday, 7 May 2024

33 SCOTT STREET, Narrabundah, ACT 2604

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 875 m2

Type: House

\$3,250,000

To enquire, please email or call 1300 815 051 and enter code 3970 Live positioned on the cusp of Red Hill, in a quiet street amongst the mature trees of upper Narrabundah, within easy walking distance of Canberra Grammar school, Red Hill, Griffith and Manuka Shops, and stroll or cycle to Kingston Foreshore, Fyshwick Markets and more. Designed by renowned Canberra Architect, Horrie Holt OAM, the design brief for this timeless house was for open plan living whilst minimising the dead space of corridors. This unique house features expansive open areas across 5 levels, taking advantage of views and cooling evening breezes. The house boasts 4 separate living areas - combined lounge/dining, family, media, and alfresco areas, as well as a library or office space. The kitchen, family and alfresco area forms the heart of the home, interleaving the split levels, which are linked by a feature open staircase of brushbox and glass. There are 4 large bedrooms, two with their own private entries, outdoor areas and ensuites. Additionally, there is a large library-office, and a separate music room, which could be used as a second study or fifth guest bedroom. The fourth bedroom is a multipurpose room, with a separate entry and is suitable for home-office use. The kitchen includes walk-in pantry and integrated Miele appliances, including oven, dual function microwave with second fan-forced oven, and separate steam oven. Solid brushbox flooring features in the top two levels. The home is EER 6.0 with full double glazing, automated energy efficient external Helioscreens to all living areas and bedrooms, and includes cosy underfloor hydronic heating and evaporative cooling. The laundry features a full length internal clothes line (approx 30m) for busy families and rainy weekends. The landscaping features beautiful gardens combined with the luxury of a generous backyard. The gardens are easy care, and designed to reclaim your weekends with no grass to mow. The oversized and over-height garage includes a gym area, a mezzanine storage level, suspended ceiling storage suitable for bikes and kayaks, as well as a concealed general storage area for tools and equipment. Situated close to the Parliamentary Triangle, Majura Park, Canberra Airport and Canberra Hospital, this property is a 10 minute drive to Civic and is in catchment for Narrabundah College. Please contact to arrange inspection. To enquire, please email or call 1300 815 051 and enter code 3970