

36 Callaghan Street, Evatt, ACT 2617

TIMOTHY R^D

House For Sale

Thursday, 6 June 2024

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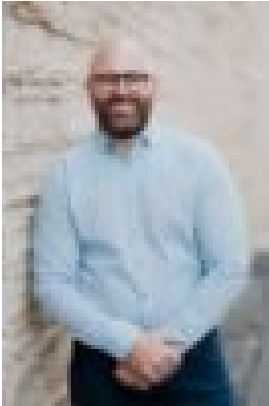
Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 614 m²

Type: House



Tim McInnes
0401097568



Annabelle McInnes
0419144208

By Negotiation

The road home...Introducing a sophisticated family home, perfectly positioned in a prestigious blue-ribbon street with awe-inspiring vistas that sweep across Telstra Tower, the glistening expanse of Lake Ginninderra, and the soaring Brindabellas. This home is the epitome of elegance and architectural refinement, ideal for those who value both community spirit and a tranquil environment. Standing proudly as a beacon of comfort and functionality, this residence is conveniently located within walking distance of St Monica's and Miles Franklin Primary Schools, placing premium education at your doorstep. The home beautifully captures the essence of comfortable living while offering practical benefits and luxurious amenities. Inside, the thoughtful interior showcases a harmonious blend of space and light, featuring Tasmanian oak hardwood flooring throughout the main floor. It includes a formal lounge, a separate dining area, and an expansive open-plan family room. The heart of the home is the stunning kitchen, which offers copious bench and cupboard space, allowing culinary exploits to be enjoyed against a backdrop of stunning views. Entertaining is a delight with the seamless flow from the indoor living spaces to the spectacular, partially covered entertaining deck, inviting you to enjoy the company of family and friends in a truly inspirational setting. The road ahead...Descend to the lower level to discover a suite of multifunctional rooms designed to meet a wide array of family needs. Here you will find a substantial fifth bedroom, ideal as a teenager's retreat, an intergenerational living space, or a distinguished home office. This level also includes a versatile room perfect for use as a games or hobby area. Additionally, the floor plan extends to feature a separate laundry/bathroom, a sizeable workshop, and a double garage with convenient internal access. This home is not just a residence but a lifestyle choice, providing a unique opportunity to live amidst majestic scenery with exceptional space and comfort. Close to Ginninderra Creek and surrounded by quality amenities, it promises a life of ease and elegance. Here, your family will create and cherish lasting memories, surrounded by beauty and tranquility. Quality features include... * Stunning views towards Lake Ginninderra, Telstra Tower and the Brindabellas * Renovated kitchen with stone bench tops * Formal and informal living areas * Renovated main bathroom * Tasmanian oak flooring * Partially covered rear entertaining area * Paved rear terrace * Landscaped grounds * Downstairs multi-purpose room, fifth bedroom, separate laundry/bathroom, double garage and generous workshop. * Walking distance to St Monica's, Miles Franklin Primary School, public transport, local shops and Ginninderra Creek * A short drive to Lake Ginninderra and Westfield Belconnen Currently rented - \$850.00 p/w, lease expires 14/12/2025 Upper Floor: 179.47m² (approx.) Lower Floor: 56.34m² (approx.) Garage: 39.24m² (approx.) Total: 275.05m² (approx.) Built: 1980