

36 Lindsay Pryor Street, Wright, ACT 2611

LUTON

House For Sale

Saturday, 24 February 2024

36 Lindsay Pryor Street, Wright, ACT 2611

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 646 m2

Type: House



Sophie Luton
0261763425



Richard Luton
0261763425

Auction

Perfectly positioned and privately nestled within the established gardens and placed to take in the northerly aspect. From its appealing street presence to entry through the tiled porch, every detail demonstrates thoughtful taste. With multiple living spaces whilst celebrating over-sized proportions and spectacular natural light. The living spaces offer a formal lounge room, study nook, well-equipped kitchen and open-plan living room with access out to the private, covered alfresco and garden. Accommodating with a master bedroom with ensuite, walk-in-robe and adjoining nursery, retreat or 5th bedroom. A second segregated bedroom with ensuite and walk-in-robe, perfect for extended family or teenage children. An additional two bedrooms with built-in-ropes and main bathroom with shower and bath. An as new offering with a very flexible, spacious and accommodating floorplan in a beautiful setting. Features: Positioned opposite park land Easy access onto Cotter Road Close proximity to Stromlo Forest Park and Stromlo Leisure Centre 225m² of single level living Light-filled living with northerly aspect to the side Double glazed windows LED Lights CCTV (5 cameras) Security system Gas inslab hydronic heating Evaporative cooling Established private gardens Entrance portico Formal lounge room Study nook Open-plan living room and additional meals area Covered outdoor alfresco area and level back garden with apple, lemon, lime and feijoa trees Spacious kitchen with walk-in-pantry, stone bench tops and Bosch stainless-steel appliances including dishwasher, gas cooktop and electric oven Master bedroom with walk-in-robe and ensuite with floor to ceiling tiles Adjoining nursery/retreat/bedroom five with built-in-robe (easily segregated off if needed) Bedroom two and three with built-in-robe Main bathroom with floor to ceiling tiles, shower and bath Bedroom four segregated, perfect for extended family or a teenager with walk-in-robe and ensuite Separate laundry Double garage with automatic door and internal access, with extra room for workbench and tools Electric hot water Water tank Automatic irrigation system Electric metal shutters to high windows in living room NBN (FTTP) ready Close to Holder Wetlands, Cooleman Court, Wright Shops and onto Cotter Road to the City or Parliamentary Triangle EER: 5 Internal living: 225m² approx Garage: 47m² approx Land rates: \$3,612 approx UCV: \$691,000 approx Land size: 646m² approx