

37 Sprent Street, Narrabundah, ACT 2604

House For Sale

Tuesday, 15 August 2023



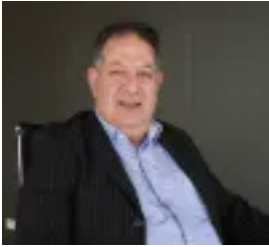
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Bedrooms: 5

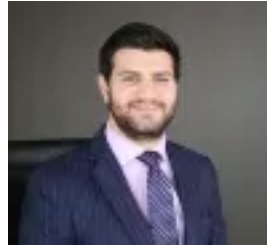
Bathrooms: 5

Parkings: 3

Type: House



Bill Lyrstakis
0262951600



Michael Lyrstakis
0262951600

\$3,875,000

In a quiet leafy prime Inner South locale, a sensational designer residence of outstanding proportions in an elevated position opposite parkland with extensive childrens playground. Offering large entry hall with open cut staircase, 3-4 spacious & segregated living areas, wonderfully large sunny chefs kitchen with Miele appliances, Liebherr integrated fridge's, 4 Miele ovens, 2 Miele dishwashers, gorgeous stone benchtops & large butlers pantry. Gorgeous master suite with views over park plus 4 large additional bedrooms/study with 3 ensuites and master bathroom. Superb outdoor entertaining areas with heated pool + hidden pool cover & stylish Cabana. Thermally broken double glazed argon filled windows, in floor hydronic heating through ground floor areas, Reverse Cycle Heating & Cooling, Tesla 2 battery, 20kw solar panels, CCTV cameras and automated gates. Car accommodation for 3 cars. Rare Offering. EER 6.2 Highlights 5 Bedrooms 5 Bathrooms 3 Car accommodation Powder room 3 living areas 3m ceilings downstairs / 2.9m ceilings upstairs Entertainers Kitchen Butlers pantry Twin Liebherr integrated fridges Vintec wine fridge Twin Miele integrated dishwashers Zip G5 water - Hot/Cold/sparkling 4 Miele Ovens (steam/microwave/Fan Forced x2) Miele Induction 6 zone Cooktop Large Laundry with linen cupboard. 2nd linen cupboard upstairs Italian tiles throughout Mature, low maintenance, fully irrigated landscaping Magnesium mineral heated pool with hidden pool cover Pool cabana with lighting Automated filtration system Network cabling to all bedrooms and living areas Fully automated solar, heating, hot water, cooking, air conditioning, pool heating, lighting Front gate Doorbell/Camera security Auto/wifi controlled Smart security cameras Auto/wifi controlled Smart controlled roller blinds Auto/wifi controlled Smart irrigation system Security fence and driveway gate Eco friendly design Potential of running up to 90% off grid 20kw of solar power Tesla 2 Battery (EV Ready) Hydronic in floor heating to lower level Reverse cycle air conditioning throughout Thermally broken argon filled double glazing Rates: \$4,767pa approx.. UV: \$1,060,000 EER 6.2