

37 Sturt Avenue, Narrabundah, ACT 2604

Sold House

Friday, 1 September 2023

37 Sturt Avenue, Narrabundah, ACT 2604

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 889 m2

Type: House



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The perfect blend from old to new with the highest attention to detail makes this a rare opportunity indeed. Architecturally designed renovation and custom built to maintain the integrity of the modern yet timeless design, the home is grounded in the principles of space, style and innovation which now exceeds every standard for family living. With beautiful modern lines, finishes and textures - stunning varied height ceilings complement the comprehensive selection of top-quality materials that have been used throughout. Offering large open plan living areas with large, double-glazed windows with enough segregation for families to spread out when needed. The ultra-modern kitchen is ideal for any chef with a feature walk in butler's pantry, large island bench and Smeg 90cm induction cooker. Ample accommodation for the entire family with four bedrooms, including a segregated master with spacious ensuite bathroom and walk in robe and quality built in robes in two of the bedrooms. Surrounded by fully landscaped gardens and a short stroll to parkland / playing fields allows for a beautiful leafy green outlook from all windows. If you were thinking to renovate, extend, or rebuild, save yourself the trouble. The hard work is all done, just move in and enjoy. Additional Features:- Quintessential Canberra red brick charm with an extension that sits discreetly behind the existing house, utilising the northern orientation and maximising usable yard space- Highly desirable north facing living areas- Single level floor plan- Architecturally designed, fully renovated and extended home- Designed by Thursday Architecture and built by Alliance Building Group- Completed in December 2021- Ducted reverse cycle heating and cooling throughout the entire house- Underfloor heating in both the ensuite and main bathroom- Every window is double-glazed- Combination of heritage style charm and bright, modern, spacious living- Four bedrooms plus study/multipurpose room- Formal and informal living areas - Main bedroom with large walk-in wardrobe and ensuite offering a large shower, double vanity and underfloor heating- Kitchen has Talostone benchtops and backsplash, a Smeg 90cm Victoria Induction Cooker, Shweigen rangehood, farmhouse sink- Large walk-in pantry with Caesarstone bench tops- The main bathroom includes another shower, large bath tub, and underfloor heating- Separate powder room - Large, functional mudroom with hooks and drawers for storage- Herringbone floating floorboards throughout all living areas - Large covered deck with ceiling fan (north facing)- Gas with a gas port for a BBQ on the deck- Landscaped gardens with a fully irrigated and automated watering system Rates: \$5,172 pa Land tax: \$9,625 pa UV: \$1,110,000 EER: 4.0 Living: 227sqm Block: 889sqm