

# 4 Bannister Gardens, Griffith, ACT 2603



## Sold House

Friday, 15 September 2023

4 Bannister Gardens, Griffith, ACT 2603

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1116 m2

Type: House



Louise Harget  
0261031063



Alexander Smout  
0421148706

## Contact agent

Quintessential Inner South beauty. 4 Bannister Gardens is a charming, extended residence, set in carefully planned and established cottage gardens. A blue chip location, whisper quiet surrounding the Gardens, yet right on Griffith + Manuka's doorstep and a short walk to the Old Kingston shopping precinct. Brilliant school catchment, easy airport transit and also within walking distance to the employment bubble of the Parliamentary Triangle and Barton. The location and aspect are undeniably, desirable. Set under grand Chinese Elm at the front, with a red bricked paved courtyard entry with specimen Magnolia and bank of yellow + pink standard roses. The airlock opens into a wide reception room, then spills off to a vast family room and informal dining. A library/ den with original mantle and fireplace, could be easily converted back to bedroom four, or enjoyed for the character it exudes. Designed around the original hearth, the beautiful country kitchen with white painted shaker doors, has a good dose of personality. Hand painted splash back tiles, 900mm stainless cooker and both garden and courtyard views through cedar French doors. Resurfaced pine floors throughout make for a lovely uniformed aesthetic and ease of cleaning for busy families. There is a sense of charm throughout the bedrooms, all generous in size. A private master suite, with a fabulous bespoke ensuite, oodles of well-appointed built in storage, and an adjacent study. nursery. The ambience of the original 1930's cottage is still evident, but more impressive, is the level of attention that the extension and renovation affords.\* Stunning 1938 red brick cottage, carefully and extensively extended in the early 2000's\* Single level floorplan, double brick construction with terracotta roof tiles and cedar windows + high ceilings + picture rails\* New Rinnai gas hot water system, ducted reverse cycle air conditioning throughout\* Covered entertaining area, deck coming off the family room and kitchen, due north aspect\* Thriving Grevillea Robusta, Silky Oaks, Camellia, Magnolia, level lawn with English box hedges, weeping cherry blossoms and established Maples\* Established deciduous trees provide welcomed shade in the warmer months\* 5 minute walk to Manuka shops and an easy walk to St Edmunds, St Claire's and Boys/Girls Grammar Schools and Telopea Park School Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.