

40 Cazneaux Street, Weston, ACT 2611

House For Sale

Friday, 22 December 2023



40 Cazneaux Street, Weston, ACT 2611

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 605 m2

Type: House



Jeremy Grobden

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Auction 20/01/2024

Upon email inquiry you'll receive the contract of sale, building & pest report plus price guide. Offers invited prior to Auction. In an elevated position, this substantial and beautifully constructed family home is tucked away in the tightly held pocket of McCubbin Rise. You'll be quick to notice the clever floor plan has been designed to offer generous living options, large living spaces and seamless flow from indoor living to outdoor entertaining. Positioned on a large 605m² block, this home offers quality inclusions and designer finishes. What's on offer is five bedrooms, two bathrooms, study and generous master bedroom with built-in robes and ensuite. Entertaining in this home is easily afforded with the home offering three separate living spaces including sunken lounge, formal dining, family room and large covered alfresco with outdoor kitchen that is beautifully connected with the indoor living. With elegance, sophistication and style the living area alone is 243m² plus garage with internal access and the covered Alfresco area. Located in new Weston and within the exclusive enclave of McCubbin Rise, the suburb is well positioned and highly sought after. Short drive to Cooleman Court which offers an array of amenities including, cafes, restaurants, supermarkets including Woolworths and Aldi to name a few! The Perks: • Tightly held location • Gorgeous family home • Elevated 605m² block • Spacious 243m² living • Solid timber floors in formal living • 5 large bedrooms (all with built-in robes) • 2 main bathrooms • Double garage with internal access • Designer kitchen with large island benchtop, double sink, glass splashback & integrated dishwasher with plenty of storage options • Quality stainless steel appliances, 900mm oven and 900mm gas cooktop, • Large walk-in-pantry with ample storage • Spacious main bedroom with built-in robes and ensuite • Spacious sunken lounge room • Formal dining • Family room • Large tiled covered alfresco with outdoor kitchen • Tiled entertaining area • Dedicated study nook with in-built desks • Ducted heating and cooling (Commercial Unit - Actron) • Square set cornices • Rinnai Infinity hot water system • Video intercom • Short drive to Cooleman Court The Numbers: • EER: 5 stars • Block size: 605m² • House size: 243m² • Garage size: 44m² • Alfresco: 25m² • Year Built: 2012 • Street side orientation: North Weston was named after a former homestead built in the area sometime around 1835. The Weston Creek grant was once held by Captain Edward Weston the Superintendent of the Hyde Park Barracks, Sydney. Streets are named after artists. Weston contains the central shopping area of the Weston Creek district, which includes the Cooleman Court shopping centre. Other facilities in the area include a post office, petrol station, restaurants, clubs and many other specialty shops. Many schools are located in the Weston Creek catchment area. Disclaimer: The material and information contained within this marketing is for general information purposes only. The Property Collective does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.