

**43 Gilbert Street, Hackett, ACT 2602**



**House For Sale**

Thursday, 6 June 2024

43 Gilbert Street, Hackett, ACT 2602

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 151 m2**

**Type: House**



Samuel Fitzsimmons  
0400305041



Jake Battenally  
0413313676

## Auction 29/6/2024

Welcome to this stunning newly completed, architecturally designed home in leafy Gilbert Street. From every structural element to the finest of detail, this home has been lovingly crafted in anticipation of its new owners! On arrival you are drawn in by striking modern lines, the established garden and ample designated car parking with your own 15 amp EV charging point. Once inside, you will feel the warmth of this light filled home with a commanding raked ceiling ensuring light and space are felt throughout. At the same time, an intimate and cosy feeling is created through the connected living spaces. Three generous bedrooms offer a seamless blend of modern luxury and practical living, making it perfect for down-sizers and families alike. The master bedroom features a luxurious ensuite, walk in robe and breathtaking views from the large picture window through the trees to Mt. Majura. The second bedroom has views to black mountain tower and beyond to the Brindabella's. This room also boasts 2.7m floor to ceiling built-ins for maximum storage. The king size ground floor bedroom features a gorgeous nook that takes advantage of under-stair space for storage. Amongst the many features that impress, 43 Gilbert Street has been purpose built with new hybrid work styles in mind with a double study equipped with built-in desks and cabinetry, ample charging points and connection to the NBN. A place to retreat and take in views that inspire! The kitchen is the beating heart of this home, furnished with Bosch integrated smart appliances, a generous fridge space that has allocated plumbing, waterfall stone bench-tops throughout, masses of pantry space and a large double sink with spray brushed nickel pull-down mixer. The island pendant has a LED colour change lighting feature that can take you from bright work lights to calming ambient lights for evening and entertaining. The laundry has ample stone benchtop space for multiple practical uses with generous cupboard spaces and direct access to the large, secure and private rear garden. A large and deep linen press is located centrally in the house for additional storage. Built and inspired by local builder New Style Build & Construct, and architects, Adhami Pender, for long term durability and low-maintenance, this home features outdoor polished concrete treatments in the entry, carport and entertaining areas. Exterior walls are coated in an Acrylic long-life render over traditional cement render that requires no maintenance! The steel Bonville cladding, and insulated Colorbond roofing also ensures the longevity and strength required for enduring ware. The perimeter is framed and defined by a stunning limestone rock wall and a combination of new timber panel fencing and established hedging and beautiful olive trees. The property is also well lit with contemporary up/down directional lighting as well as sensed security lights. Conveniently located, this home is just 50m from the Madigan Street bus stop to the city, and halfway between Hackett and Watson Shops it's a fast 8-minute drive to the city centre. A children's play park and access to the Mt Majura walking track are in the same street. The home is also within the catchment area for Dickson College and an array of highly sought after primary and high schools, including ACU and the Dickson community amenities. In the established classic inner-north suburbs of Canberra is tightly held Hackett. Don't miss this rare opportunity to make this stunning residence your new home. Contact us today to arrange a viewing!

**PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION SATURDAY, 29TH JUNE - ONSITE AT 2:30PM**

**Features:**

- Durable low maintenance construction with acrylic long life render and full slab treatments for long life in entry and entertaining areas
- Limestone rock wall to frame and define perimeter
- External Storage room, lighting and power
- Chefs kitchen with 40mm stone benchtops, BOSCH smart oven, integrated microwave, dishwasher & ample storage
- Externally vented high power extraction range hood
- Double glazed windows and doors throughout
- Ducted air conditioning and circulation blade
- Large secure and private yard with Established landscaping with masses of olive trees and jasmine
- Instantaneous electric large volume hot water
- 2.7m ceilings
- 4.9m rake ceiling in entertainment and living areas
- 15 AMP electric vehicle charging point for fast charge
- Deep linen cupboard
- Under stair storage fully lined, carpet, and lighting
- 2.7m built in wardrobes in 2 rooms
- Master suite with large walk-in-robe and ensuite
- Underfloor heating in bathrooms
- Brushed nickel tap ware and hardware throughout
- Timber veneer bathroom mirror cabinets
- Frameless full length glass shower
- Floor to ceiling tiles
- Additional bedrooms with built-in-robos and views as far as the Brindabellas & Black Mountain Tower
- Home office designed for two workstation's
- Ample power and usb charging
- Bus stop to city at the end of the adjoining lane way 50m
- Half way between Hackett and Watson Shops
- 8 min drive to city centre
- Children's play park and access to walking track 50m on the same street
- Catchment area for Dickson college and an array of wonderful primary schools including ACU.

**Stats:** Build: 2024 EER: 6.2 Living: 151.4m<sup>2</sup> Carport: 18m<sup>2</sup> Alfresco: 15.5m<sup>2</sup> Total: 184.9m<sup>2</sup> Block: 346m<sup>2</sup> (approx) Please Note: Whilst all care has been taken by Ray White Canberra to ensure accuracy in the preparation of the particulars herein, no warranty or representation, express or implied, as to the accuracy or completeness of the particulars provided is made or given by us and interested parties must therefore rely on their own enquiries. Liability for any error, omission, negligence or

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