

46 Murrnaji Street, Hawker, ACT 2614

home by holly

Sold House

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46 Murrnaji Street, Hawker, ACT 2614

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



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\$1,230,000

#soldbycris #soldbymcreynolds \$1,230,000 An ideal north-east orientation sees generous spaces bathed in light, with easy flow to landscape. A clever arrangement of multiple social arenas allows the whole family to come together with spatial ease... the kids hanging out in the games room while the adults sojourn to the formal areas or gather alfresco. Resting on a wide street with no opposing neighbours, this stunning four-bedroom home enjoys a neutral palette with a note of clean modernism, gifting an uncluttered warmth and robust functionality. Beautifully planted gardens including Japanese maples, camelias shelter an entry facilitated via a gated Japanese courtyard. Dual driveways provide plenty of off-street parking and usher to lockable open parking on one side and a double garage on the other. Weeping maples, trickling pond and timber walkway make a peaceful transition to welcoming foyer. The sunny front living and formal dining space takes in views of the garden and park-like college grounds, flowing to spacious and deluxe modern kitchen. Cavity sliders seal this end of the home so adults can enjoy noisy dinner parties without disturbing sleeping kids. A striking triangular island bench/breakfast bar sits centrally below a light well that draws in sunlight, reflecting across white stone countertops. A pop of lime green adds colour to the crisp white on white palette. Luxe Miele appliances, dual sinks and banks of storage make this kitchen a chef's delight and wonderful contemporary family hub. Beyond the kitchen is a grandly proportioned family room with banks of glass sliders that can be thrown open to garden. This robust versatile space takes in lovely leafy views and there is easy drift to covered outdoor room, think alfresco dining under the cooling ceiling fan on warm summer afternoons. Two bedrooms, both with built-in-robos and ceiling fans occupy a central column and open to both family room and opposing hallway, connecting to a lovely family bathroom with tub. A third bedroom frames sunny, northerly garden views. The sequestered master bedroom enjoys ample built-in-cupboards for seamless storage including a walk-through-robe to charming ensuite. A light and airy games room is situated at the far end of the home, providing lovely privacy for adults and kids at play. This vast space is set with full length cabinetry for games storage and a library of books. There is direct access to the laundry/third bathroom and also the sauna. To the north, full height glazing draws in warming sunshine and there is a lovely drift to soft dappled lawns, shaded by the reaching arms of a mature specimen tree. A lined studio space with direct access from the street provides even further flexibility and spatial utility and would make an ideal home office/studio or workshop. Lovingly tended over the years the garden is home to a wonderful array of shrubbery and stunning mature trees. There are plenty of nooks for quiet repose and places to play, including a putting green...while the covered barbecue area takes care of happy Sunday lunches with extended family and friends. Opposing Hawker college and a few steps from Tanumburni Playground the home is also whisper close to Mt Pinnacle Nature Reserve. The dynamic Belconnen precinct is close to hand, extending a plethora of shopping and dining experiences. It is not far to the Arboretum and Lake Ginninderra. Public transport is at your doorstep and multiple schools are at hand, as is the UC, Canberra Stadium, AIS, and it is a mere 15 minutes by car to the CBD. features..generously proportioned four-bedroom home set on a wide street opposing college grounds and close to parklands .multiple living areas, formal dining, and separate rumpus/games room.large modern kitchen with stone benchtops and ample cabinetry to kitchen, including roller door concealing small appliance bay, full height pantry with pull-out drawers, glass display shelving.large central island/breakfast bar illuminated by light well, Miele induction cooktop, double wall ovens and microwave and integrated dishwasher.two recessed sinks, one with in-built drainage board and double-door Fisher&Paykel refrigerator with bottom freezer drawer.ensuite bathroom.extra large family bathroom with tub and separate toilet.third bathroom and laundry from games room.master bedroom with ensuite, walk-through-robe and built-in-cupboards.two bedrooms with built-in-robos.third bedroom with north facing picture window.remote control ceiling fans to all four bedrooms.northeast facing front living and dining room.family room with in-floor electric heating, flowing to alfresco covered arena with ceiling fan.large rumpus/games room with in-built cabinetry, in-floor electric heating and sliding doors to lovely rear gardens.double glazed windows and doors throughout.downlights throughout.coat cupboard and linen press.sauna.gas central heating, two reverse cycle air conditioners and evaporative cooling.underfloor heating in parts of the home.manicured gardens with established trees.dual driveways, double garage, and lockable roller door to off-street parking.studio/office/workshop with street access via glass sliding doors.Sierra alarm system.roof tiles recently washed and painted, and all pointing replaced.19 solar panels.snooker table and all accessories.three-seater lounge and two-seater reclining lounge.garden shedEER: 3.5Land size: 1062m2 (approx)UV: \$635,000Rates: p/a \$3,333 (approx)Living area: 288m2(approx)Year built -1976