

# 47 Basedow Street, Torrens, ACT 2607



## House For Sale

Friday, 1 March 2024

47 Basedow Street, Torrens, ACT 2607

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1389 m2**

**Type: House**



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## Auction

Auction Location: On-Site Buyer Interest from \$1,250,000 + This, is the one. The term 'perfect family home' can be widely used in real estate, though 47 Basedow St Torrens will exceed your every expectation of the phrase and truly tick all the boxes without any compromise. Incredible 1389m<sup>2</sup> block in the heart of the Woden Valley, multiple living and entertaining areas inside and out, a separate studio; updates throughout plus incredible storage/car accommodation for 4 vehicles. Peace, privacy and potential are words that will spring to mind as you walk through this unique family residence. Set back from the road and tucked behind established greenery, the entrance is via two driveways. Stepping inside via the charming front porch, you will be immediately impressed by the space on offer with three separate living areas to choose from - the living room at the front of the home, the family room with built-in cabinetry, and formal dining area, which is tiled for convenience, all brilliantly connected yet offering separation when desired. Every room offers large windows with a beautiful green aspect, filling the home with light. The kitchen takes centre stage, renovated in timeless design with induction cooking, a canopy rangehood, incredible amount of storage, and a quality oven and dishwasher, all overlooking the spacious backyard. Family and guests are well accommodated with 4 spacious bedrooms, all with built-in robes, proper cabinetry shelving, and the same green outlook. The main bedroom is generously spacious, with a modern and neutral ensuite. Fit for a family home of this calibre, there is also a capacious main bathroom, amazing storage and an expansive laundry with built-in cabinetry. Set on an expansive scale of nearly 1400 m<sup>2</sup>; you will enjoy the comfortable living versatility and endless opportunity of the outdoors. There is a large paved alfresco area, a pergola ensuring you can entertain all year round, and expansive lawn areas for the children or pets to enjoy with just a few trees, enough to provide shade without compromising on the lush open spaces or your opportunity for future extension or addition. Furthermore, there is a dedicated separate office/multipurpose room ideal for today's professionals, perfect for a home business or your WFH arrangements. Well equipped for an active family or home hobbyist, car accommodation is provided by an attached single garage or single carport (large enough for a boat or caravan), plus a large double garage with dedicated workshop space. Each of the garages and carport have their own driveway for rare, added convenience. Additional features include new carpet throughout, ducted gas heating with multi-zone control, evaporative cooling and all-around Colourbond fencing, to name a few. Surrounded by mountainscapes and the nature offerings of Torrens at the base of Mt Taylor, close to quality schools such as Torrens pre and primary schools, Melrose High and Marist College. Moments to the Woden Town Centre and Hospital, plus moments to the CBD, this combination of a beautifully liveable home in a bustling locality and peaceful surroundings makes this a unique opportunity for a family looking to settle in a thriving suburb in the Woden Valley. • North facing • Multi-zone ducted gas heating • Evaporative cooling • Colourbond fencing • Multiple living and entertaining areas inside and out • Dedicated separate office/multipurpose room • Surrounded by mountainscapes • 3 min walk to reserve land • Established easy care greenery • Elevated position Block Size: 1389m<sup>2</sup> Internal Living: 160m<sup>2</sup> (approx.) Garage Size: 76m<sup>2</sup> (approx.) Unimproved Value: \$964,000 (2023) Rates: \$5,761.47 p.a. (approx.) Land Tax: \$10,861.80 p.a. (approx.) Construction: 1969 EER: 1.5 Stars