

5/40 Culgoa Circuit, O'Malley, ACT 2606



Townhouse For Sale

Saturday, 3 February 2024

5/40 Culgoa Circuit, O'Malley, ACT 2606

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 413 m2

Type: Townhouse



Bree Currall
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Price Guide: \$1,800,000+ Elegance and sophistication define this stunning four-bedroom residence, a jewel within the centrally located O'Malley, embraced by bushland and the embassy precinct. Positioned within the prestigious Kings Terrace Estate, this architecturally designed home showcases meticulous attention to detail, offering the pinnacle of luxury living. This property stands as a testament to quality, exclusivity, and a lifestyle of unparalleled luxury within the complex. Upon entering through the double doors, the grandeur of the home unfolds with a spacious foyer leading to a vast open-plan lounge and dining area. Bathed in natural sunlight from north-facing picture windows and elevated ceilings, this space exudes opulence, setting the stage for seamless entertaining. The custom-built kitchen, overlooking the family room and balcony, is a culinary haven featuring gas cooking, Bosch appliances, and a glass splashback—a perfect spot to appreciate professionally landscaped gardens with breakfast or an evening glass of champagne. To the east of the residence, you'll find the bedroom wing, featuring the master suite and two other elegantly appointed bedrooms. Indulge in the luxurious master suite with a walk-in robe and king-size ensuite, adorned with granite benchtops and ceramic wall tiles. The bathrooms reflect sophistication, with the master ensuite boasting a corner spa bath and granite floor tiles. The lower level unfolds as a haven of relaxation and entertainment, featuring a generously proportioned fourth bedroom/entertainment space with separate entrance and a home theatre/media room with ambient lighting. An inviting covered outdoor entertaining area overlooks meticulously landscaped gardens, providing a picturesque setting for family barbecues or peaceful moments. This exquisite property features the added allure of a distinct room designed for an exclusive home office space, ensuring privacy and productivity in the comfort of your own home. Nestled on an impressive 1700m² block, the manicured gardens of this distinguished residence feature formal hedges, fruit trees, and a basketball court, creating an idyllic outdoor retreat. Privacy and security are assured within the prestigious development, offering a haven for residents. With the potential for the addition of a swimming pool, this residence represents the height of refinement within the complex and stands as a rare opportunity that promises an unmatched lifestyle. * Architecturally designed four-bedroom residence* Generous open-plan lounge and dining with north-facing picture windows* Custom-built kitchen with gas cooking, Bosch appliances, and glass splashback* Bedroom wing to the east of the home featuring master suite and two other elegantly appointed bedrooms* Luxurious master suite with walk-in robe and king-size ensuite* Home office is a cozy haven for productivity and creativity* Home theatre/media room with ambient lighting* Separate entrance to large 4th bedroom downstairs* Covered outdoor entertaining area overlooking professionally landscaped gardens* Basketball court and oversized double garage with internal access* Potential for addition of a swimming pool* Ducted reverse cycle heating and cooling, in-slab heating, and premium finishes throughout* Central location in Woden, close to shopping centers, Canberra Hospital, and reputable schools* School buses direct to Canberra Grammar, Red Hill, Telopea and Girls Grammar * 1700m² block (approximately)* Living Area: 413m² including a 50m² double garage* Year Built: 1999 Strata: \$1,568pq (approx.) Rates: \$1,344pq (approx.) Land Tax: \$1,828pq (approx. if rented out) 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.