

# 5 Babbage Crescent, Griffith, ACT 2603



## House For Sale

Friday, 23 February 2024

5 Babbage Crescent, Griffith, ACT 2603

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 947 m2**

**Type: House**



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## **Auction: Saturday 23rd March, On Site at 11:00am**

Auction Location: On Site Step into the refined charm of this meticulously preserved mid-century modern home nestled in the serene Griffith suburb. This architectural gem is a rare find. This is the first time this house, full of original design elements is being offered to the market. The property presents an exceptional opportunity for those seeking a spacious, period home in the highly sought-after Babbage Crescent precinct of Griffith. Crafted by a skilled stonemason from Yorkshire, the house seamlessly merges with its lush surroundings and well-established gardens. This generous three-double-bedroom residence, with an additional study/nursery, provides an inviting retreat for families and friends alike. Each bedroom is a sanctuary of comfort and style, offering tranquil garden and park views. The leafy backyard is an ideal space for relaxation, entertainment, and hide and seek. Complete with an alfresco patio, landscaped gardens, and a sunlit backyard. Additionally, there's a separate self-contained studio with a kitchenette, bathroom, and private entrance. This remarkable property boasts a double driveway, a lock-up garage, a garden shed, and a greenhouse. The first level features sandstone brick, a unique feature of the property, also used in the construction of the administrative office in Parkes. Situated amidst Canberra's historic garden belt, this home is just a stroll from the vibrant Manuka, Griffith, and Redhill shops. Nearby attractions include Parliament House and Lake Burley Griffin, making this the perfect location for those who love to explore the city. Features include:

- Tightly-held location in an exclusive suburb, across from the gardens which is a special treat
- Separate dining room
- Large family room with fireplace
- Formal entry
- Original timber flooring throughout
- Separate self-contained studio with private entry
- Solar panels
- A very special garden, lovingly planned and planted, a rich array of thriving plants and trees, also across the road from sprawling parkland
- Fully fenced garden
- A garden shed
- A greenhouse
- North facing to the rear
- Abundance of storage
- Huge master suite with a walkthrough to the study or nursery space
- Expansive landscaped grounds
- Telopea Park School, St Edmunds College, Canberra Grammar School, and Narrabundah College, Red Hill Primary, and St Bedes, all within an easy walk

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