

5 Wells Gardens, Griffith, ACT 2603



Sold House

Saturday, 3 February 2024

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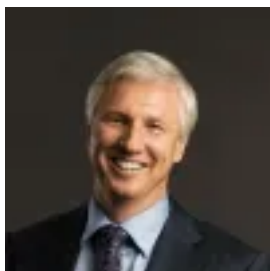
Bedrooms: 6

Bathrooms: 4

Parkings: 3

Area: 1013 m2

Type: House



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Auction Location: On Site Nestled in the heart of Griffith, directly opposite parkland and a short walk to Manuka shopping village, this outstanding family residence welcomes you with unparalleled charm and sophistication. Step inside this well thought out, architecturally designed home to discover a seamless blend of modern elegance and ease of family living. The interior boasts spacious formal and informal living areas adorned with high-end finishes and the architectural award winning extension provides plenty of space for the whole family creating an inviting atmosphere for both relaxation and entertainment. Families note, the cozy cubby space upstairs would be the perfect children only play area or a quiet reading nook for parents to relax. The modern, well-appointed kitchen is a culinary enthusiast's dream, featuring top-of-the-line appliances and stylish cabinetry. The 6 oversized bedrooms provide plenty of space for the family or for working from home arrangements. Step outside and discover a private oasis for the family to unwind and enjoy the outdoors. The mature, landscaped gardens, complemented by a well-designed patio, provide a perfect setting for al fresco dining or entertaining guests. The inviting 15 metre pool leaves nothing to be desired, perfect for the kids to play or the adults to relax, the pool features a waterfall, is solar heated and surrounded by greenery. Tucked away at the rear of the block you will find a separate 1-bedroom studio, complete with it's own bathroom, living space and high quality kitchen. Ideally oriented, the studio is flooded with light through the large northerly windows which also provide a lovely outlook to the gardens and pool. It would be perfect as a guest suite for visitors, for multi-generational living, or for a business from home. A extra living space and workshop with large roller door provides a secluded space for the artist or tinkerer, or for those who need an extra storage room. Situated in one of Griffith's most sought after enclaves, the location of this home further elevates its desirability. The property is opposite the Wells Gardens parkland and mere metres to Griffith oval and Flinders Way tennis courts. This family haven is walking distance to quality schooling, trendy shopping districts, and recreational amenities, ensuring a lifestyle of convenience and luxury. Whether strolling through nearby parks or exploring the vibrant community, every aspect of this location contributes to a fulfilling living experience. 5 Wells Gardens presents an extraordinary opportunity to embrace a lifestyle of sophistication and comfort in the heart of Griffith. With its impeccable interior, captivating exterior, and prime location, this residence is a true embodiment of modern living at its finest. Features include:

- 5 bedrooms, master with WIR and ensuite + study + 1 bedroom studio
- Split system air conditioning
- High ceilings throughout
- Cosy cubby space
- Architectural award winning improvements
- Solar heated in-ground swimming pool
- Meticulously manicured established garden
- Designer kitchen with luxurious fit and finishes and high quality appliances
- Well lit living spaces
- Solar panels
- Opposite parkland
- Separate workshop with living area ideal for artist or tinkerer
- Automatic zoned irrigation system
- Underfloor heating in entrance area and main bathroom
- Continuous gas hot water
- Ideal location close to Manuka, Kingston and Griffith shops
- Easy walking distance to quality schooling