

57 La Perouse Street, Griffith, ACT 2603



House For Sale

Sunday, 10 March 2024

57 La Perouse Street, Griffith, ACT 2603

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 1176 m2

Type: House



Louise Harget
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Dan McAlpine
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EXPRESSIONS OF INTEREST

Please call Louise to pre-arrange your inspection - 0412 997 894. EXPRESSIONS OF INTEREST Closing Tuesday 9 April at 12.00pm Welcome to luxury living at its finest. Nestled within an exclusive enclave just moments down to Manuka + Griffith Villages, or up to Red Hill, this exquisite property boasts a pedigree of design and craftsmanship unrivalled in the region. Crafted by the highly acclaimed TT Architecture, every detail of this home exudes elegance and sophistication. The construction, overseen by an award-winning builder, showcases meticulous attention to detail, with the builder's own home ensuring the highest standards of quality. Complementing the stunning architecture is a landscape design by Harris Hobbs, perfectly blending the natural surroundings with the opulence of the estate. Indulge in a wealth of features and specifications that elevate this property to the pinnacle of luxury living. From the grey ironbark solid timber flooring to the concealed structural steel portal frame which produces breathtaking cathedral ceilings, every element has been carefully selected to provide both aesthetic beauty and structural integrity. Enjoy the comfort of thermally broken argon-filled glazing, while the sculpt sequin cast iron firebox creates a cozy ambiance. With double brick skin construction to lower levels and a double sheer stud composite concrete suspended slab to the entire first floor, this residence offers unparalleled solidity and durability. Revel in the convenience of high-quality appliances, including Miele and ZUG in what can only be described as a stunning kitchen. If entertaining is your thing, the outdoor alfresco entertaining area and glistening inground mosaic glass-tiled pool provide the perfect setting for relaxation and backdrop for many a family gathering. Offering four generous bedrooms, two master ensuites with walk-in robes, plus a beautiful sun lit study and downstairs family room, there is plenty of private accommodation. Situated in a coveted location, residents enjoy easy access to The Canberra Grammar School, St Edmunds, St Clairs, St Bede's and Red Hill Primary, easy bike ride to Telopea Park French Australian and the ever popular Narrabundah College. Moreover, its move-in ready status means you can begin enjoying the lavish comforts of this home without delay. Whether you're seeking a sanctuary to call home or a lucrative investment opportunity, this property embodies the epitome of luxury living, offering a lifestyle of unparalleled refinement and enduring value.* Grey ironbark solid timber flooring throughout, quality wool blend carpets to bedrooms, beautiful linen curtains + blinds* Thermally broken argon filled glazed windows and bi-folding doors, overly wide sculpted skirtings, imported scone lighting + pendants* Sculpt sequin cast iron fire box for warmth + aesthetics* Cathedral ceilings with concealed structural steel portal roof frames, double brick skin construction to lower levels + concrete suspended slab to entire 1st floor * Spectacular custom home Theatre – double sound check plasterboard to walls and ceiling on resilient clips for sound abatement* Balmain sandstock brick internal wall, bespoke craftsmanship demonstrated in the fastidious construction* Bundanoon sandstone bush hammered cladding to chimney* Reverse split system ducted heating/cooling – multiple zones + in slab heating to all bathrooms * CCTV security system + Intercom system + App controlled * Luxurious kitchen with Miele + ZUG appliances, complete butlers pantry, vast stone benchtops* Alfresco entertaining area + recycled timber pergola + complete outdoor kitchen * Four large bedrooms, two with ensuites + study or 5th bedroom depending on your family* Fully lined gym/bike storage room + under stair cellar and lower level family/rumpus room* Oversized triple garage with internal access and large turning bay* Concrete self cleaning inground mosaic glass tiled pool, fully fenced* Established landscaping to enhance the home, yet designed to be low maintenance, fully irrigated Rates: \$8,815pa (approx.) Land Tax: \$17,235 (approx.) UCV: \$2,000,000 (2023) 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.