

58 Clianthus Street, O'Connor, ACT 2602



**Sold House**

Friday, 11 August 2023

58 Clianthus Street, O'Connor, ACT 2602

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 8**

**Area: 894 m2**

**Type: House**



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## Contact agent

What you see: Eye catching design and details finished to the highest standard creating the perfect Inner North family home. Elevated on the high of the street, and North-facing to the key areas of the home, you can keep an eye on the kids in the pool while relaxing or entertaining in the kitchen. All of your living across one level with a huge 150m<sup>2</sup> basement, offering a floor plan tuned to the modern family lifestyle. What we see: A Paul Tilse signature. See more: Brand new residence executed to the highest standard Architecturally designed with North facing living areas Expansive entry with custom pivot front door Chef's kitchen with Tundra grey marble benchtop, custom joinery and feature lighting Miele appliances, including integrated fridge, freezer, dual dishwashers, gas cooktop, conventional oven and combined steam and microwave oven Butler's pantry Formal and informal living spaces with expansive floor to ceiling windows Integrated outdoor entertaining area with built in barbecue Master bedroom with built in robes, custom dressing room and luxurious en-suite with wall hung vanity, marble benchtop, fluted glass shower screens and free standing bath Three additional spacious bedrooms with built in custom robes Additional bathrooms feature wall hung vanities with marble benchtops, fluted glass and ample storage North-facing study with built in joinery and views across the pool Mineral pool with heating provision External storeroom with powder room and outdoor shower Media room Living room with gas fireplace and venetian plaster feature wall Ducted and zoned reverse cycle air conditioning with lineal vents Underfloor heating throughout Timber and polished concrete flooring Eight car garage with both mudroom and storeroom Fully landscaped gardens with automatic irrigation controlled by wi-fi and connected to the BOM for maximum efficiency Security system Within 7 minutes' drive to Radford College Within 2 minutes' drive to Brindabella Christian College Within 10 minutes' walk to O'Connor Ridge and walking trails Within 2 minutes' drive to Lyneham Shops Within 5 minutes' drive Canberra CBD Living total: 298m<sup>2</sup> Garage: 150m<sup>2</sup> Block Size: 849m<sup>2</sup> EER: 6.2 Built: 2023 Rates: \$5,468 p.a Rental appraisal: \$1,900 - \$2,000 p.w Land Tax: \$10,244 p.a UCV: \$1,324,000 (2022) Disclaimer: The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.