

58 Sprent Street, Narrabundah, ACT 2604



Sold House

Friday, 25 August 2023

58 Sprent Street, Narrabundah, ACT 2604

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 754 m2

Type: House



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\$2,850,000

Welcome to this captivating family residence in the tranquil, tree-lined Sprent Street. Designed for modern living and positioned behind a gated entrance, this luxurious haven is a rare gem in Canberra's real estate market. Not only does it offer easy access to top-ranking schools, both public and private, but it's also just minutes away from the bustling shopping and dining precincts of Griffith, Red Hill, Narrabundah, Manuka, and Kingston. Lake Burleigh Griffin, a local landmark for leisure and activities, is also within easy reach. This is truly a lifestyle offering and a rare find in this marketplace. Not often can you find the space, luxury and location this home has on offer. Engaging Spaces to Live, Love, and Entertain

- Sunny Living: Open-concept living areas embrace the north-facing aspect, inviting natural light and beautiful views of the meticulously landscaped gardens.
- Two Alfresco Zones: Whether dining on the north-facing deck outside the kitchen or relaxing in the covered poolside area, these external spaces bring the joy of outdoor living into your daily life.
- Poolside Glamour: A mineral water pool measuring 6m x 3.6m takes centre stage at the back of the property, complete with automatic in-floor cleaning, hide-away pool blanket and heat pump heating for year-round enjoyment.
- Superior Comfort for the Modern Family
- Five Bedrooms: All bedrooms feature wardrobes, with the master suite boasting a generous walk-in dressing room.
- Three Bathrooms: Includes a lavishly appointed ensuite with a full-sized bath.
- Mudroom Magic: Direct internal access from the double garage to a mudroom ensures the home stays tidy - a feature families will adore.
- Quality and Convenience in Every Corner
- Eco-Friendly: This fully electric home is equipped with 22kw PV panels and Solar Analytics monitoring.
- Efficiency Redefined: Separate upstairs and downstairs ducted reverse cycle air-con, energy-efficient appliances like a Vzug induction cooktop and a Gaggenau pyrolytic oven make daily life a breeze.
- App-Controlled Features: From controlling the pool to watering the gardens to adjusting the downstairs air-con zones, control your home's features via an app.
- Attention to Detail
- High-Quality Fixtures: Luxaflex blinds, a ducted vacuum system, and data ports in most rooms reflect the home's quality. Even the pool equipment is housed in an acoustically insulated enclosure.
- Musical Living: Wall and ceiling-mounted speakers set the atmosphere in the indoor and outdoor living areas.
- Secure Living: Equipped with a security system, security cameras with remote viewing capabilities, and app-controlled front gate and garage door.

Additional Highlights

- Multiple storage options, including many indoor cupboards, concealed overhead garage storage and a custom-built garden shed.
- The garage is impressive, with a low-maintenance epoxy-sealed floor that is suitable for gym and cycle training, complete with screens for an immersive experience.
- The gardens have been professionally maintained for the last five years, with app-controlled automatic watering.

Don't miss this unparalleled opportunity to own a home that seamlessly blends luxury, location, and lifestyle. We are thrilled to present this incredible offering and invite you to experience it yourself.

Rates: \$4,611pq (approx.) UCV: \$1,020,000 (2022) 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.