

59 Mugga Way, Red Hill, ACT 2603

LUTON

House For Sale

Monday, 15 April 2024

59 Mugga Way, Red Hill, ACT 2603

Bedrooms: 4

Bathrooms: 4

Parkings: 2

Area: 2008 m2

Type: House



Sophie Luton
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Auction

Located on Canberra's 'Golden Mile' a truly remarkable residence guaranteed to leave a lasting impression and boasting meticulous attention to detail from every corner of the residence and into the exquisite grounds. Immaculately presented and maintained, boasting innovative design, seamless indoor/outdoor entertaining; a home that spares no detail and leaves nothing left to do. An elegant entrance, formal lounge and dining rooms, meals area and family room adjoining the award-winning kitchen with butler's pantry and feature glassed cellar. A stunning master suite with bespoke stone ensuite and exceptional timber dressing room with picture windows and direct access to the private courtyard, garden, outdoor shower + 5 person sauna. Additionally, two generous bedrooms with built-in-robos, one with ensuite and main bathroom also offering powder room facilities. Downstairs there is an additional separate guest's suite as the fourth bedroom with ensuite and living space. From the master bedroom through French doors enjoy the paved entertaining terrace which presides over the stunning Tuscan inspired landscaped gardens with feature olive espalier and fountain. Features include Jarrah parquetry flooring, ducted reverse cycle air conditioning, extensive wine storage including under house storage and a superb solar orientation. Semi-circular driveway to the large double garage, additional storage and workshop. An enviable lifestyle, positioned close to Red Hill Reserve, Canberra Grammar School and just minutes to Manuka. Features: Immaculately presented and beautifully appointed executive residence Circular driveway Stunningly landscaped gardens with water feature Picture windows in every room taking in the grounds Finest quality floor coverings including Jarrah parquetry timber and Spotted gum timber High ceilings Reverse-cycle air conditioning x 2 Some double-glazed window LED Lights Formal entrance with double doors and timber floors Expansive formal lounge with French doors opening onto the covered entertainment terrace Formal dining room Prized aspect providing light-filled living Open plan kitchen, meals and family room with gas fireplace Covered entertaining terrace with heat strips and outdoor speakers Award-winning kitchen large Dolomite island bench with storage on both sides, Wolf oven, convection oven and cooktop, Qasair range hood and integrated dishwasher Butler's pantry with sink, dishwasher and vintec wine fridge Glass feature Cellar – temperature controlled for 500 bottles Private and segregated master bedroom suite with amazing limestone ensuite – shower, double vanity and free-standing bath, ultimate timber dressing room, additional robing, French door access to private courtyard and parents retreat area with infrared sauna and outdoor shower Large timber home office/study with built-in 2 desk station and built-in-storage; in master suite area Bedroom two with built-in-robos and ensuite Bedroom three with built-in-robos and easy access to bathroom Bathroom also offering powder room facilities for entertaining Separate downstairs bedroom with ensuite and walk-in wardrobe Downstairs living/rumpus room additional under house storage with more room for wine storage Large laundry with ample storage Automatic irrigation system Vegetable garden Double garage with additional storage internal access and automatic door Garden shed/workshop room – perfect for a multipurpose space for paint studio or alike Close to Manuka Village, Red Hill Shops and Parliamentary triangle Very easy access to some of Canberra's finest private schools EER: 2 Land Rates: \$13,175 Land Size: 2008m2 approx UCV: \$2,750,000 approx Living area: 383m2 approx