

6 Griffin Place, Monash, ACT 2904



Sold House

Saturday, 18 November 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1089 m2

Type: House



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\$1,195,000

This exceptional four-bedroom home, complete with an ensuite, stands as a testament to both functionality and practicality. Set on a sprawling 1089m² (approx.) flat block, the property is a haven of tranquility, surrounded by mature gardens in a quiet cul-de-sac, backing onto a reserve and pathways. As you step inside, a sense of warmth envelops you, courtesy of the relaxing sun-splashed lounge which connects seamlessly to the dining room that offers serene rear garden views. The family and meals area, adorned with vinyl plank flooring and illuminated by the natural light streaming through a skylight, functions as an ideal communal space. The kitchen, well-appointed with a laminate benchtop, breakfast bar, generous storage, and contemporary appliances such as a Westinghouse gas cooktop, electric oven, and Beko dishwasher, caters to culinary needs with efficiency. The accommodation needs of the family are met by four well-zoned bedrooms, three of which feature built-in robes. The main bedroom, set apart for privacy, boasts an updated ensuite with neutral tones, a spacious shower with a cutout product shelf, a 'rain' shower head, a large vanity, and an updated toilet. Luxury is encapsulated in the recently renovated main bathroom (March 2022), with quality floor-to-ceiling tiling, a stylish floating vanity with a handleless cabinet design, a bath, a shower with a product niche, and a separate toilet. A huge outdoor alfresco beckons for summer barbecues or quiet morning coffees overlooking a lavish yard framed by high fences, ensuring privacy and tranquillity for child's play or pottering. Enhanced with a Panasonic ducted reverse cycle air conditioning system (installed Dec 2021), a continuous flow of hot water, new gutters and recently re-painted eaves, a double garage with roller door at the rear and a second driveway with double gates at the end providing easy access to the garden, this residence beckons those in search of a harmonious blend of living and convenience, making it an extraordinary opportunity to call it home.

EER 3.5 Why this home is solely for you: * Beautifully presented four bedroom, ensuite home set on a spacious 1089m² (approx.) flat block, surrounded by mature gardens, in a quiet cul-de-sac, backing reserve and pathways * Exceptional emphasis on family functionality, outdoor living, and quick and easy access to nearby amenities * Inviting and expansive lounge room with big picture windows overlooking the front garden, sweeping around to the dining room with rear garden views * The family/meals zone offers another superb gathering space, featuring vinyl plank flooring and filled with natural sunlight thanks to a skylight * Good sized kitchen offers a laminate bench top, a breakfast bar, generous storage, and appliances including a Westinghouse gas cooktop and electric oven, and a Beko dishwasher * Four well-zoned bedrooms service the family's accommodation needs, three with built-in robes * The segregated main bedroom offers an ensuite (renovated in 2014) with neutral colour tones, a generous shower with a cutout product shelf, a 'rain' shower head, a large vanity, and an updated toilet * Renovated main bathroom (March 2022) features quality floor-to-ceiling tiling, a stylish floating vanity with handleless cabinet design, a bath, shower with product niche and a separate toilet * Generous laundry with external access * Stay comfortable all-year-round with a Panasonic ducted reverse cycle air conditioning system (installed Dec 2021), a ceiling fan in the master bedroom and an external awning off bedroom four * Thermann 26L gas continuous flow hot water system * Seamless transition from the family room to an enormous outdoor pergola area (covered with Colorbond and Laserlite skylights) with sensational views over the garden to the reserve and mountains beyond * The garden has an expansive flat grassed area for kids and/or pets to play (or room for a pool if desired), surrounded by garden beds with gorgeous established plants, including many flowering native plants * Encapsulated by Colorbond fencing on all sides and double gates at the end of the second driveway providing easy access to the garden * Double garage with one automatic door and one manual door plus a manual roller door at the rear, also allowing easy access to the garden * New gutters and recently re-painted eaves * Just a moments walk to Isabella Pond, Lake Tuggeranong with its walking trails, Tuggeranong Town Centre, restaurants/cafe's, public and private sector offices, South Point Tuggeranong, Erindale shops, well regarded public and private schools, transport, and easy access to Isabella Drive, Drakeford Drive and Erindale Drive arterial roads, will see you at Woden in approximately 15 minutes, or the City within 25 minutes