

6 James Scott Close, Kambah, ACT 2902

LUTON

House For Sale

Friday, 26 January 2024

6 James Scott Close, Kambah, ACT 2902

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1043 m2

Type: House



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Auction

If you are searching for a home unlike any other, this striking architecturally significant residence is sure to impress even the most discriminating buyer. Meticulously modernised in 2020 to exacting standards by Canberra's renowned MMM Interiors, this remarkable residence offers the ultimate opportunity for relaxed family living and sophisticated entertaining. A bold use of angular shapes, neutral white tones and dramatic full-length windows provides plentiful natural light and a wonderfully welcoming atmosphere. This lightness and transparency pervades the entire residence which is set on one level over four separate wings seamlessly linked by exquisite porcelain-tiled walkways. The main wing comprises a sprawling central living/family room with towering raked ceilings overlooking an enormous paved private courtyard, a separate formal dining room adjoining the stunning custom-designed kitchen along with an additional massive (8.3m x 4.2m) rumpus room with its own access to the child/pet-friendly back yard. The entire North wing is devoted solely to the parents with its secluded courtyard, generous bedroom space, adjoining dressing room with extensive cabinetry and stunning ensuite bathroom plus the added luxury of a private screened alfresco area with luxury free-standing stone bathtub. The South wing accommodates the remaining three bedrooms, a main bathroom that is simply superb, an extra study/office space and a well-appointed separate laundry. The West wing provides segregated double garaging with automatic roller doors and ample additional storage space. It's all here waiting for you so be sure to place this one on top of your list.

FEATURES INCLUDE:-

- * 1,043 sqm land parcel in prime cul-de-sac location within Kambah's exclusive "Gleneagles Estate"
- * Uniquely designed single-level residence of approximately 256 sqm with porcelain tiling throughout the living areas and walk-ways linking each of the four wings
- * Large centrally positioned family/living room with raked ceilings
- * Beautifully-appointed kitchen with breakfast bar, electric ovens, induction cook-top, dishwasher, marble splash-backs, stone bench-tops and ample cupboard storage space
- * Formal dining area with built-in shelving overlooked by the kitchen
- * Enormous additional rumpus room adjoins living and dining areas
- * Segregated parent's wing with secluded courtyard, large bedroom, adjoining dressing room with extensive cabinetry and stunning ensuite bathroom plus a private screened alfresco area with free-standing stone bathtub
- * Ensuite features twin vanities, separate shower recess with heated floor and convenient built-in dressing/make-up table
- * Separate family accommodation wing offering three additional bedrooms, extra office/study space, main bathroom and generous sized modernised laundry room
- * The main bathroom offers full-sized bath tub, separate shower recess and adjoining WC
- * Built-in wardrobes to all bedrooms
- * Expansive paved North/East-facing courtyard area with decorative vine-covered pergolas and tranquil fish-pond overlooked by the central living space
- * In-slab heating throughout complemented by ducted gas heating and individual split-system air-conditioners
- * High-mounted ceiling fans in living area
- * Double-glazed window and doors to living room and main bedroom area
- * Stylish plantation-shutters throughout the majority of the home
- * 7 KW solar panel installation with 14 KW Tesla battery
- * Internal access to double garage with auto remote-controlled door and dedicated Tesla vehicle fast-charge cabling
- * Low maintenance landscaped grounds with synthetic lawn and private rear deck overlooking the expansive backyard
- * Colorbond steel roof and boundary fences plus brick courtyard walls
- * Extra side driveway and secure parking space for caravan/boat/trailer