

69 Captain Cook Crescent, Griffith, ACT 2603



House For Sale

Friday, 27 October 2023

69 Captain Cook Crescent, Griffith, ACT 2603

Bedrooms: 4

Bathrooms: 3

Parkings: 1

Area: 1204 m2

Type: House



Amy Wilson
0262959911



Bree Currall
0262959911

AUCTION

Auction Saturday 9 December 11.00am unless sold prior. Auction Guide \$2,250,000+ Nestled in the heart of prestigious Griffith, this family home is a true oasis. Set on a sprawling 1,204sqm block, the property boasts lush and stunning, established gardens that provide the tranquil feel of your own private sanctuary. The home itself is a perfect fusion of timeless character and modern luxury, having undergone renovations that leave nothing more to be desired. Inside, you'll find a residence that exudes charm and sophistication. This character-filled red brick home showcases a spacious interior that's both inviting and functional, providing the perfect setting for your family's cherished time together. Outside, the stunning gardens with their vibrant colors and serene ambiance are an entertainer's delight and a paradise for kids. Plus, you're just moments away from the trendy hub of Manuka, where you can explore an array of cafes, restaurants, and boutiques. Make this your forever home and experience the ultimate in Canberra living.* Glamorous chef-style kitchen overlooking the garden, boasting induction cooking plus a gas wok burner, Caesarstone 40mm benchtops, large island bench with seating and feature pendant lighting* Freestanding converted garage that is currently utilised as a one-bedroom studio with ensuite, built in robes and separate access* Large, covered deck with vergola, built in bbq overlooking a gorgeous backyard perfect for entertaining family and friends* Charming character features throughout including stained glass windows, sash windows, original wood fireplaces, redbrick façade* Floating flooring, two wood fire-places for comfort and ambiance, ducted gas heating* Renovated bathrooms, dedicated study, separate laundry, attic style storage in the ceiling* Established producing gardens with orange and lemon trees, veggie patches and compost area, complete with irrigation system* Sprawling 1,204sqm corner block with off-street parking and a single lock-up garage, close to bus stops* Close to some of Canberra's best schools, including Narrabundah College, Telopea Park and both Grammar schools* Walking distance to Manuka, Griffith shops and an easy drive to Fyshwick Markets, Kingston Foreshore, Lake Burley Griffin and Canberra City Rates: \$8,207pa (approx.) Land Tax: \$15,964pa (approx. if rented out) UCV: \$1,600,000 (2023) 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.