

7/40 Culgoa Circuit, O'Malley, ACT 2606



Townhouse For Sale

Friday, 25 August 2023

7/40 Culgoa Circuit, O'Malley, ACT 2606

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 351 m2

Type: Townhouse



Sally McCallum
0261890100



Andrew Curren
0261890100

\$1,700,000+

Elevate your lifestyle in one of Canberra's premier suburbs with this masterpiece of luxury living. Whether you're seeking style, space, or a blue-ribbon location, Culgoa Circuit, has it all. Set high up in the hills of O'Malley, this stunning property boasts some of the best views in Canberra. Spread over 350m² this remarkable residence spans four living areas, a stunning master suite, two bathrooms, a home office, and multiple outdoor entertaining zones. Breathtaking views framed by an expanse of windows add unrivalled wow factor to the formal lounge and dining space, while lofty ceilings and sophisticated interiors ensure grandeur. The clever floorplan transitions through to the airy open plan family room and kitchen. Outfitted with premium Bosch appliances, sleek cabinetry and granite benchtops, the kitchen is a culinary haven for budding chefs. Come Spring, relax on the vast entertainer's deck while you watch the sun set. Glass sliding doors seamlessly merge the alfresco, kitchen and dining area culminating in an extraordinary entertaining space that's sure to be the backdrop to many memorable parties. In the colder months, envelop yourself in the luxurious warmth of the master suite. This king-sized retreat includes private balcony access, walk-in robe and deluxe ensuite where you can indulge in the spa bath. Three more bedrooms and an opulent family bathroom ensure your family's comfort. The lower level offers two more versatile living spaces, ideal as a home office, rumpus or media room. With a separate entry and outdoor patio, it's also perfect for visiting family or friends. Positioned at the top of the exclusive community of Kings Terrace, the central location offers easy access to Woden, the city and top schools. With direct access to a nature reserve and walking trails behind the property you've literally got nature on your doorstep. Don't miss out, this quality residence won't last.

Features • 4 bedroom, 2.5 bathroom luxury residence in the hills of O'Malley • Updated throughout with new paint, carpet blinds • Expansive formal lounge and dining with sweeping views • North facing family room opening to vast entertainers' deck with views • Chef's kitchen with quality Bosch stainless steel oven, gas cooktop and dishwasher • Stunning master suite with en-suite, spa bath, walk-in robe and private balcony access • Three additional double bedrooms two with built-in robes • Opulent family bathroom with quality fittings, large bath and separate shower • Two lower level living rooms with separate entry and patio, perfect for office, leisure and guests • Ducted and zoned heating and cooling throughout • Landscaped and irrigated low-maintenance front and rear gardens with private courtyard • Double garage with new roller door, remote entry and internal access • Roof restored in May 2023 • Block size: 841m² • Living space: 301m² • Garage: 50m² • House built: 1999 • Rates: \$4959 per annum • Land Tax: \$6717 per annum • Body Corporate: \$1406 per quarter • EER: 3 Stars Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER

TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.