

7 Brinsmead Street, Pearce, ACT 2607

Sold House

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7 Brinsmead Street, Pearce, ACT 2607

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 758 m2

Type: House



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\$2,200,000

Auction Location: On-Site Intuitively designed and engineered, this bespoke family home offers a design that radiates true elegance and beauty. The impressive architectural build plays to its natural surroundings perfectly, intelligent design capitalises on its northerly aspect across two of three living areas and one of the two outdoor entertaining areas. Commanding immediate attention with a stately, street presence, the striking facade with sleek landscaping sets a sophisticated tone. Enter the home via the glass front door which gives a glimpse of the exquisite interiors, or via the adjacent northerly outdoor entertaining area, featuring built-in BBQ and wine fridge perfect for evening entertainment. Harnessing brilliant natural light amidst the generous use of glass, soaring high ceilings take centre stage. Dedicated to open-plan living in excellence, the kitchen/living area is expansive with plenty of space for dining. Orientated to ensure constant interaction, the chef's kitchen links smoothly to all indoor/outdoor entertainment zones and includes custom streamlined cabinetry, Caesarstone benchtops, custom tiling to the ceiling, expansive island bench, 900mm Smeg oven and gas cooktop, integrated dishwasher and large, open butlers pantry with smart storage and concealed microwave. Further options for superlative repose is available in a secondary lounge room, an expansive zone that provides for formal entertaining or privacy for any member of the family. Four bedrooms are positioned on this level, the grand master is befitting of a home of this calibre with luxe private ensuite including feature tiling, large walk-in rainfall shower and dual vanity alongside a large walk-in robe/dressing room with custom storage and LED lighting. Also serving this level, the main bathroom matches in distinction to the ensuite, with bath, shower and separate powder room. Designed to be the centre of entertaining bliss, the expansive lower level is home to a huge purpose-built home theatre/rumpus room, plus access to the oversized double garage with workshop space and storage room, housing the water tank. Outstanding practical features include Samsung Airtouch WIFI controlled zoned ducted heating & cooling, Paradox app-controlled alarm system and intercom. Private and invoking holiday at home relaxation, the second large covered alfresco seamlessly integrates with the interior, offering views to Mount Taylor, and overlooking a private, low maintenance backyard with grassed areas and easy care landscaping. Proudly perched in a prime position within this prestigious Woden Valley suburb, every lifestyle convenience is easily accessible, walking distance to the ever-popular Pearce shops and Mawson shops a short drive with excellent restaurants, grocery shops and facilities. Also close to the quality schools for all ages, Woden and Phillip business precincts, local transport and walking trails, including Mt Taylor.

- Owner builder build completed in 2022
- Impressive architectural build that complements natural surroundings
- Northerly aspect featured in two of three living areas and one outdoor entertaining area
- 3m & 4.5m high ceilings throughout
- Glass front door entry and adjacent northerly outdoor entertaining area with built-in BBQ and wine fridge
- Abundant natural light and soaring high ceilings
- Expansive open-plan kitchen/living area with ample dining space
- Kitchen features custom streamlined cabinetry, Caesarstone island bench, Smeg oven and gas cooktop and butlers pantry with smart storage and concealed microwave
- Separate formal living room
- Four bedrooms all with custom robes including grand master with walk in robe/dressing room, luxe ensuite featuring walk-in rainfall shower and dual vanity
- Main bathroom with bath, shower, and separate powder room & heated towel rail
- Lower level with purpose-built home theatre/rumpus room
- Oversized double garage with workshop space and storage room
- Samsung Airtouch WIFI controlled zoned ducted heating & cooling
- Paradox app controlled alarm system for security and intercom
- Large rear covered alfresco area with views to Mount Taylor
- Recessed curtain tracks
- Recycled Melbourne 'clinker bricks'
- Wee Jasper retaining walls
- Private, low maintenance backyard with grassed areas
- Close to Pearce and Mawson shops, restaurants, and facilities
- Proximity to quality schools, Woden and Phillip business precincts, local transport, and walking trails

Land size: 758m² Living size: 305m² living + 74m² garage and storage (approx.) Land value: \$850,000 (2022) Rates: \$4,617 (approx.) Land tax: \$8,465 p.a (approx.) (only if rented) Construction: 2022 EER: 4.5 stars