

7 Callemonda Rise, O'Malley, ACT 2606

House For Sale

Sunday, 13 August 2023



7 Callemonda Rise, O'Malley, ACT 2606

Bedrooms: 6

Bathrooms: 3

Parkings: 3

Area: 2548 m2

Type: House



Brett Hayman
0411414624



Martin Faux
0421593602

\$2,600,000

A truly exceptional opportunity has arisen to secure what is arguably the most coveted position in O'Malley, adjoining Scrivener Hill nature reserve. Behold 7 Callemonda Rise, an exquisite family residence set upon a sprawling 2,548 sqm parcel of land, boasting breathtaking views across Woden Valley, all within the esteemed diplomatic community of Canberra. Expressing a versatile floor plan that caters to almost any family or Embassy, this magnificent abode is equally ideal for a multi-generational household or a thriving home business. The grand entrance, with its prominent staircase, ushers you into the formal dining room and lounge, exuding an immediate sense of spaciousness and elegance. The open-plan kitchen, brimming with state-of-the-art amenities, connects two distinct family areas and affords a commanding vista of the elevated rear gardens through the full height rear glazing wall. On the ground floor, you'll also find a guest bedroom, study, bathroom with external access, two powder rooms, supersize laundry, two store rooms each with external access, large rumpus/media room with an additional valuable adjoining under-roof storage area. Upstairs, the master suite beckons, replete with a lavish walk-in robe, deluxe ensuite and private balcony, as well as four more generously sized bedrooms, each with built in robes and balcony access. Downstairs, the lower ground level offers a three car garage and workshop, rounding out the property's exceptional features. Experience a sense of exclusivity and tranquillity in the extensive, low-maintenance gardens that envelop the home, imbuing your lifestyle with the very best of private living. Do not miss this rare opportunity to grasp the ultimate family home. Features: - ? Fantastic location nestled amongst a quiet rise - ? Elevated position offering stunning views of the surrounds. - ? Formal and informal lounge and dining areas - ? Extensive balconies on both the north and south of the home - ? 10.6kW solar system with Swiss Fronius inverter and web access - ? Reverse cycle dual zone ducted air conditioning to main living areas and split system to rumpus room - ? Ducted heating and cooling - ? Norwegian ESWA in-slab heating to ground floor living areas, entry, hall and laundry with individual room controls - ? Cheminees Philippe fireplace - ? Cyclic ducted vacuum system - ? King sized master bedroom with walk-in robe, bathroom sized ensuite and private balcony - ? Four additional spacious bedrooms all with built in robes and an additional guest bedroom - ? Three car lock up garage with a workshop and internal access - ? Terracotta roof tiles, sandstock brick walls including internal feature walls, and ash feature timber throughout - ? Regularly patrolled diplomatic area - ? Conveniently located to Canberra Hospital, Woden Town Centre, Mawson, Swinger Hill, Garran, and Isaacs shopping centres - ? Rear garden planted with attractive deciduous ornamental trees to provide shade in summer and light in winter, including crab apples and flowering pears Rates: \$6,395 pa (approx) Land tax: \$12,178 pa (approx) UV: \$1,409,000 (2023) EER: 2.0 Living: 484m² Garage & workshop: 86m² Block: 2,548m²