

# 7 Herbert Crescent, Ainslie, ACT 2602

## House For Sale

Saturday, 4 May 2024



7 Herbert Crescent, Ainslie, ACT 2602

Bedrooms: 4

Bathrooms: 4

Parkings: 2

Area: 875 m2

Type: House



Theo Koutsikamanis  
0431543649



Luca Morella  
0261763426

## Auction

With the ultimate position in the heart of Ainslie, just moments from the best shopping hub in the Inner-North, surrounded by mountain reserves and mere minutes from Braddon and the CBD, this enviable family oasis is a truly triumphant combination of design and finish, and presents a once in a lifetime opportunity to secure a brand new modern masterpiece. Framed by engineered hardwood timber floors, contemporary tones, soaring ceilings with double glazed windows and sliding doors throughout complemented by electric automatic block out blinds, this home is awash with sunlight from the true north-to-the-rear aspect. Versatile living spaces include a formal downstairs lounge, spacious upstairs living opening out to twin balconies, and the showstopping open plan living, dining and kitchen epicentre, flowing out to resort style backyard with alfresco entertaining, sparkling pool and spa, and full-service pool house with bathroom and bar. The chefs' kitchen delivers a classy creative ambiance via feature lighting, two tone bespoke cabinetry, marble tile splashback, and centrepiece stepped waterfall edge kitchen island, whilst enjoying quality finishes such as a butlers' pantry, induction cooking, double wall ovens, bar, and abundant storage solutions, keeping the home chef both connected and inspired. Downstairs, the main bedroom suite is generous and tranquil, with a bespoke walk-through robe and resort style ensuite, complete with bathtub, floating stone top vanity with twin basins, backlit mirrors, and privacy screen walls. The upstairs main bathroom is finished to the same exquisite standard and services two of the large upstairs bedrooms, both with built-ins, with a third bedroom, also with built-in robes, enjoying the convenience of a private ensuite. A spacious study/creative space, large internal laundry, and double remote-control garage headline a manifest of features that must be experienced first-hand to be truly appreciated, all situated in one of Canberra's most coveted and respected Inner-North enclaves. - Ring & Associates design, Construction by Forge Construction Group- 4 bedrooms, 4 bathrooms and double lock up garage with study, pool, and pool house, on 875sqm of land- Centrepiece open plan living and dining with high ceilings and an integrated gas fireplace with stone surround, perfect kitchen connection and flowing out to the show stopping alfresco entertaining, sparkling pool and spa + downstairs formal lounge and spacious upstairs living, opening out to dual balconies- Chef's kitchen with butlers' pantry, stunning stepped waterfall edge kitchen island, induction Miele cooktop, double Miele wall ovens and integrated microwave, full wine bar display featuring 2 x bar fridges, marble look tiled splashback and plenty of storage behind high end two tone cabinetry- Main suite downstairs with bespoke walk-through robe, and resort style ensuite, complete with bathtub, floating stone top vanity with twin basins, backlit mirrors, privacy screen walls and in floor heating- 3 additional bedrooms upstairs, all with built in robes, one with own chic ensuite + spacious study/office/creative space with additional storage- Main upstairs bathroom with feature tiling, in floor heating, freestanding bathtub, frameless shower, and floating timber vanity with twin above bench basins + convenient downstairs powder room- Stunning in ground pool with heat pump and lights, plus spa with pool house complete with full bathroom and bar- Double lock up garage with internal entry + additional storage throughout and EV charger - Fully landscaped gardens with travertine paving throughout- Front door with variety of access via fingerprint, digital code, Bluetooth or key, plus a security system including alarm system, cameras and Apple iPad house control Whilst all care has been taken to ensure accuracy, the material and information contained are approximate only and no warranty can be given. Bastion Property Group does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.