

7 Pownall Street, Franklin, ACT 2913

House For Sale

Friday, 26 January 2024



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Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 450 m2

Type: House



Shaun Iqbal

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By Negotiation

Newly built and awaiting its first occupants, this is a dream home on so many levels. A beautifully finished two-storey house sits in a brilliant street among other quality large family homes just a few doors down from a lovely hill-top parkland to enjoy serenity daily. The builder and the architect have really worked together on this one-of-a-kind home for a lucky family to enjoy living in it and build memories for life. The house has been cleverly sited on the block in a way which gives it more usable outdoor space than one often finds in the area. Some cleverly placed windows and the translucent front door which sends light down the hallway gives a real boost to the natural light in this home. If this becomes your new address, you will enjoy driving into the roomy double garage with its remote-controlled door and beautifully painted floor. With such a beautiful floor and room to make this a hobby space, this is a garage with serious man-cave potential. Here you also find the nerve center for your NBN to connect online smart home apps, as the wiring for all of the smart lighting and connected-home gadgets all lead to the garage and the living area. Outside, a custom stone letterbox, crisp landscaping, and under-eave lighting give this home instant modern street appeal. Some very smart plantings in the front yard make this a very classy address to come home to. Inside is a generous, comfortable home with a practical floor plan to enjoy living daily. The things you will notice first, when you enter through the wide front door, are the high ceilings and the blonde hardwood floors, a built-in bookcase under the staircase, and a feature glass balustrade. As you explore this home, you will find three living areas, a dedicated dining space, and an upstairs study nook with built-in desk and drawers. The upstairs lounge room has decorative niches for your conversation pieces, access to its own balcony, and a certain intimate coziness which will make it a nice place to retreat to with friends or guests after dinner. This home comes with a modern kitchen with wow-factor. Almost too much here to mention, but let's try: quality tiled and mirrored splash backs, German-made appliances, strip lighting under the cupboards, pendant feature lighting over the extra-long kitchen island and breakfast bar, double ovens, 5-burner gas cooktop, and large fridge alcove with plumbing for the ice maker fridge. And you will probably say 'Wow!' when you find the hidden butler's pantry. There is even a secret space for the wine collection, if you don't want to be showy. No small bedrooms here! All four bedrooms are properly proportioned, nicely carpeted, and enjoy plenty of natural light. Two of the three upstairs bedrooms are extra-large, and all have mirrored built-in robes. One of these upstairs bedrooms would make a sensational guest room, as it has its own private balcony with an iconic view of Black Mountain in the mid-distance and views of Mount Majura in the foreground. The master suite downstairs has a walk-in robe, which is cleverly designed, features custom joinery, and feels more like a dressing room. There is designer, marble-look, floor-to-ceiling tiles in all wet rooms, including the laundry and visitor powder room. The wet rooms all include wall-hung vanities, internal-wall cisterns, heated towel rails, and mirrored cabinets for medicines & cosmetics. The ensuite downstairs features his-and-her basins, as well as his-and-her mirrored cabinets for toiletries, so you'll never have to take turns in the ensuite. Although, there may be some competition upstairs, when it comes to long and deep, stone bathtub, which just screams luxury. Outdoors, there is a wrap-around, easy-care garden with nothing to mow, but enough space for children or pets to enjoy the fresh air and sunshine. High fences mean that you won't be looking in on the neighbours or vice-versa. A wide side gate and concrete slab provide enough space to back in a large caravan or boat. Bridging the space between indoors and outdoors is a spacious alfresco with a custom-timber ceiling, outdoor kitchen and outdoor fan, which is going to be a family favourite on warm Summer evenings. The six sliding glass doors and sliding insect screens stack into the space of two, so that people can easily flow indoors and out. This home has smart features which are integrated and can be controlled by a single tablet/smartphone application. Whether you are upstairs, downstairs, on the lounge, outside in the garden, or not even at home, you could be able to dim the lights, adjust the heating or cooling, and answer the door via the camera-enabled intercom doorbell. All of these things can be manually controlled, if you aren't that techy or that is your preference. Too many features to list, but here is a sample:

- Smart home, app-controlled automation
- NBN connected
- Fully insulated interior & exterior walls
- Solar system 6.6 KW
- EER 6.2 stars
- Ducted vacuum system
- 7-Ceiling fans, some with dimmable lights
- Roller blinds & roller sheer blinds
- Linen closets both upstairs & downstairs
- Quality stone benchtops throughout
- All bedrooms with separate climate control
- Fully landscaped with irrigation
- 5 min walk to light rail
- 10 min walk to school and shops

A rare opportunity to buy a brand new luxurious home in Franklin. Call now to inquire and book an appointment to view before you miss this brand new amazing family home.