

7 Timbarra Crescent, O'Malley, ACT 2606

LUTON

House For Sale

Saturday, 12 August 2023

7 Timbarra Crescent, O'Malley, ACT 2606

Bedrooms: 5

Bathrooms: 4

Parkings: 4

Area: 2627 m2

Type: House



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\$4,895,000

This residence presents an unparalleled opportunity to embrace a sophisticated family lifestyle, privately setback, gated and with a circular drive 7 Timbarra Crescent has been finely crafted with no expense spared. Situated in a highly sought after position in O'Malley, boasting breathtaking views extending across Woden to the Brindabella ranges. Cleverly designed for effortless lifestyle and entertaining, it features vast open plan living zones extending to a sequence of sun washed outdoor spaces including a swimming pool and full-sized tennis court. Throughout the living spaces there is a seamless unity between architecture, design and finish – enriched by layers of luxurious comfort. The timeless aesthetic is focused on fine detailing and strong design elements that emphasize the beauty and liveability of the setting.

Accommodating with five bedrooms, three ensuites, main bathroom, rumpus/home theatre and four car garaging. This is family living and entertaining at its absolute best sprawling over 348m² of living. Features: Features: Uninterrupted views across Canberra Privately set back from the street Gated, circular driveway (automatic gates) Fully landscaped Mostly single level Front entrance courtyard with concrete columns with direct view through to the pool and beyond Entrance with pendant light and Zen steel/glass pivot door Blackbutt Timber floors Double glazed windows throughout Formal lounge with pendant light and two-way gas fireplace – access to front terrace and rear alfresco Piano/Dining Room Family and Meals area with access to alfresco Designer Kitchen with Slemens induction cooktop, pyrolytic oven/microwave combo, automatic coffee machine, warming drawer, integrated dishwasher, Liebherr integrated upright refrigerator x2, integrated upright freezer x1, Ceiling speakers Cinema room with cinema seating for 7 persons, 9.2 channel Surround Sound, Triad Speakers, Split System reverse cycle AC, Microwave Master bedroom with Pendant Lights, large walk-in-robe and ensuite with floor to ceiling tiles, in-floor heating, heated towel rail, powered mirror, double vanity, free standing bath and separate toilet Bedroom two with built-in-robe and ensuite with floor to ceiling tiles and in-floor heating to ensuite Bedroom three with built-in-robe Main bathroom with floor to ceiling tiles and in-floor heating Bedroom four with built-in-robe and ensuite with floor to ceiling tiles and in-floor heating to ensuite Bedroom three and four with close access to private courtyard Bedroom five/ study with built-in-robe Alfresco entertainment area with Built-in natural gas BBQ, Vintec Beverage Fridge, Vintec Wine Fridge, Television, Vertical garden, Automatic fountains X 3, Automated exterior blinds with wind sensor, Ceiling Fans, Ceiling Speakers. Solar heated, ionized fully tiled swimming pool with Tri-colour pool lights, Astral Pool Iron eQuilibrium Chlorinator with pH and Chlorine sensors and Davey filter with mineral salts, Zodiac pool cleaner, Rooftop Solar heater with pump Full size tennis court with lights and Tennis ball launcher Large laundry with AEG Washing machine, AEG condenser dryer, In-floor heating Toshiba Inverter Ducted reverse cycle AC x3 throughout Security & Camera systems, Alarm with Back-to base module Two separate double garages (Upper has 3 Phase 32 AMP power outlet for EV charging, Lower has Built-in Storage) Rinnai gas hot water (2 units) Automated Irrigation system, Hunter Hydrowise smart system, Hoselink hose reel X 3 Irrigated vegetable garden bowls x5 Control 4 home automation system. Able to be used with Amazon Alexa voice activation Controls:, All Blinds, All lights, Entry and exit gates, Alarm, Garage Doors x2, CCTV Cameras x8, Control4 GateBell camera and DoorBell camera, All TV's, ceiling speakers, cinema and entertainment, Ceiling fans, Exterior blinds, Natural gas fireplace, X3 Ducted AC's Located in a blue-chip locale with large residences and Embassy's Minutes to Woden & Canberra Hospital A short drive to the Inner South, Parliamentary Triangle and onto Canberra City An ultimate location, providing a lifestyle of peace, privacy and seclusion with every Canberra has to offer just moments away Total build: 543m² approx Total living: 349m² approx Total garage: 96m² approx Terraces/entertaining: 90m² approx Land Size: 2627m² UCV: \$1,691,000 Land Rates: \$7,045 EER: 4.5 Total build: 543m² approx Total living: 349m² approx Total garage: 96m² approx Terraces/entertaining: 90m² approx Land Size: 2627m² UCV: \$1,691,000 Land Rates: \$7,045 EER: 4.5