70 Moynihan Street, Evatt, ACT 2617
Sold House
Tuesday, 12 March 2024

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Bedrooms: 5   **Bathrooms: 3**   **Parkings: 2**   **Type: House**

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$1,550,000

#soldbycris #soldbymcreynolds Suburb Record - $1,550,000This spectacular family home blends subdued Mediterranean elegance with robust entertainer, upping the ante with a few surprise elements also thrown into the mix. The outside is brought in with multiple socialising spaces flowing effortlessly into a variety of alfresco areas. Occupying on two levels, including a fully contained downstairs apartment, the home packs a mighty punch as a fully versatile family home. Take the views for example…think grand sunsets, serene waters, mountain ranges and a private viewing arena to enjoy the best of the of city's light shows, celebrations and fireworks displays.The home's smooth rendered form is juxtaposed by its mix of angled roof lines, and a wrap around veranda, shades the central entryway. A sequence of square architectural cut-aways frame elevated views of the street and the beautifully curated Japanese courtyard, with its feature weeping cherry.A combination of driveways provides off-street parking for up to twelve cars, perfect for hosting large celebrations. We love the convenience of the circular driveway and the bright red mailbox that hints at the vibrant accents within. Another driveway leads to a double garage.The signature vivid red door heralds entry to a large sunlit foyer. The sunken front living room is a perfect place to escape and enjoy the central gas fireplace while gazing at the serene garden views. An elevated dining stage provides the perfect backdrop for big family gathering or sophisticated dinner soirees.A sunny balcony links the dining space to the outdoors, a perfect spot to enjoy cocktail hour while watching the sunset. This is also a perfect nook for morning coffee, with eastern drift from the kitchen and the capture of first morning rays.The warmth of the timber breakfast bar provides a perfect counter to the cool natural white stone countertops. Banks of soft close cabinets and drawers provide ample storage and meet a glass splashback in vibrant ruby red.Alongside the kitchen is the more relaxed family room, opening to an expansive sheltered veranda. One imagines the family spending most of their time out here, enjoying the ever-changing light shows over the mountains, views across Lake Ginninderra, and the twinkling city lights.The master parents retreat is a haven unto itself with sitting area, double built-in-robes, ensuite and expansive water views. Two additional bedrooms and a family bathroom with bathtub, complete the upstairs wing.You can stock the well-equipped second kitchen for parties and BBQ's, with its easy flow to outdoor entertainment spaces and garden. The downstairs apartment provides a fully functioning, independent second dwelling, with full-size kitchen, living area, two bedrooms, bathroom and a large laundry. There is a choice of outdoor rooms - the serene sunroom and the more robust sheltered alfresco dining space, with fitted barbecue and plumbed gas. The possibilities for this space are endless: think Airbnb, teen retreat, multi-generational living, or just a perfect layering of relaxed spaces, so family can come together, enjoying precious time with friends.Evatt is a family friendly suburb known for its ample green spaces, well regarded schools, walking tracks, ovals and surrounding reserve. The home is close to a variety of parks, wetlands and the local Evatt and Spence shops. The Belconnen precinct is close by, with its wide-ranging offering of entertainment, shopping and dining options, including the new Capital Food Markets. Convenient to the AIS, Bruce Stadium, Radford College, the UC and Lake Ginninderra, the home is a short drive to the CBD and the ANU.features..beautiful five-bedroom family home.arrayed on two levels with flexibility of separate apartment downstairs.elevated views across Lake Ginninderra, Belconnen skyline and mountain ranges.epic sunsets across the water and private viewing to city light shows and fireworks.flexible and versatile and easily accommodative of changing family needs.three living areas, two kitchens, three bathrooms and five alfresco arenas.large welcoming foyer with skylight.generous sunken front living room, flooded with northern light, gas fireplace.elevated dining space with flow to balcony.kitchen combined living with flow to elevated deep full length sheltered veranda with outdoor heating and sun blinds.modern kitchen with timber breakfast bar, stone benchtops, glass splashback, ample soft close storage with swing out shelving, Miele dishwasher, gas hob and Smeg oven, microwave and Samsung French door fridge.enormous master suite with living area, double built-in-robes, ensuite, ceiling fan and water views.family bathroom with bathtub and separate toilet.two additional upstairs bedrooms with built-in-robes.ducted RC air conditioning and RC air conditioning downstairs.downstairs apartment with living area flowing to sunroom and garden.two additional bedrooms with built-in-robes.bedroom one opens to alfresco garden room with plumbed barbecue.bedroom two opens to private patio.full kitchen with Chef freestanding oven and Miele dishwasher.third bathroom and large laundry with loads of storage.double glazing to some windows.outdoor room with dedicated barbecue bench, mains gas connection.large private rear garden with established figs, apricots, plum, rhubarb, passionfruit, raspberries, orange blossom, mixed natives and soft lawn.garden shed.instant gas hot water and solar panels with battery.3 phase power to the house and underground power cabling.double garage with storage and off street parking for up to twelve cars.under house storage

with bespoke shelving and wine cellar.surrounded by green spaces, reserves and playgrounds.handy to the local Evatt shops and not far from the bustling Belconnen PrecinctEER: 1.5Living area: 308m2 approxLand size: 889m2Land value: $852,000Land rates: $4,17