

71 Jansz Crescent, Griffith, ACT 2603

Sold House

Sunday, 13 August 2023



71 Jansz Crescent, Griffith, ACT 2603

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 836 m2

Type: House



Brett Hayman
0411414624



Martin Faux
0421593602

Contact agent

The contrast between house and home radiates through from every square metre of this quietly sophisticated, architecturally designed family home, located on Griffith's popular tree lined street, Jansz Crescent. Mature deciduous oaks create a shady green passage in summer, a streetscaped talked about by many Canberran's past, current and no doubt in to the future. With a mostly single level floor plan (3 steps) and full-height windows boasting an abundance of natural light throughout the home, 71 Jansz Crescent is an ambient family oasis. As with many owners of a home like this, you will love to entertain, the guests will naturally be drawn to the newly renovated kitchen, with miele appliances, an oversize island bench featuring natural stone tops, located in the heart of the home allowing guests to flow effortlessly between the living and dining spaces. The adjacent sitting room opens through classic double bifold doors to allow guests even more space to mingle or close it off to separate you from the kids and their friends - an excellent break out area. Accommodation is provided by four bedrooms, the enormous segregated main bedroom at the rear of the home boasts a walk in robe and ensuite with a double vanity, generous shower and soaking tub. The additional three bedrooms all have high ceilings, two have built in robes and the fourth has built in shelving, is ideal for a study. All additional bedrooms are serviced by a generous updated bathroom. Enjoy the utter convenience of this Inner South location with Canberra Grammar School around the corner, boutique Manuka shopping just down the road, and the invigorating grassy woodland trails of Red Hill reserve nearby. An inspection is highly recommended.

FEATURES- Split-level family home on one of Canberra's most sought after streets- 836sqm block- Architecturally designed by Terry Ring - Split level floor plan (3 steps) - An abundance of natural light throughout- Three living areas including large formal lounge and formal dining room with high ceilings- Immense family and meals areas- Winter sitting room with eco gas fire place - Two year old modern kitchen with miele cooking appliances and huge natural stone island bench with hidden power station, excellent storage and preparation space- Oversize main bedroom with entry hall, walk in wardrobe and ensuite with generous shower and soaking tub- Three additional bedrooms, two with custom built-in wardrobes and the fourth with generous shelving- Double lock up garage with internal access- Alfresco dining spaces- Mature low maintenance gardens with automatic watering system throughout- Ducted reverse-cycle heat pump system- Eco smart gas fire place in Winter / living room - Solar panels with back to grid credits- Ducted vacuum (owner has not used)- Instant hot water system- Back-to-base alarm system- Bagged and painted exterior

Rates: \$7,259 pa
Land tax: \$13,050 pa
UV: \$1,400,000
EER: 4.5
Living: 303sqm
Block: 836sqm