

7A Gregory Street, Griffith, ACT 2603

LUTON

Sold Duplex/Semi-detached

Saturday, 4 November 2023

7A Gregory Street, Griffith, ACT 2603

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 260 m2

Type:

Duplex/Semi-detached



Sharon Peart

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Contact agent

I am thrilled to present this sophisticated and contemporary residence to market. Be a part of the much sought after Gregory Street neighbourhood when you purchase this luxury home. Timeless elegance comes to mind when you set eyes on its beautiful façade featuring contemporary architecture and clean lines. With a private garden and electric gated driveway, the mature hedge mirrors the simple lines of the home and features an established Sweetgum tree and grassed area. Offering four bedrooms, three bathrooms, study area and two garages with additional parking, the two-story residence with a chic, modern interior has 3 meter ceilings, and a free-flowing open-plan living design. The gallery style hall leads you to the heart of the home. Versatile living spaces cater to friends and family, and entertaining reaches new heights with a dedicated media room. Bathed in natural light, the distinguished, however relaxed, lounge boasts a central gas fireplace and beautiful timber floors. This space evokes sheer comfort, style, and elegance. The adjacent dining space with its garden outlook and impressive overhead light fixture is just lovely. The full modern kitchen with high quality appliances and bountiful storage completes this property. These rooms flow seamlessly to the outdoor entertainment zone with distinct outdoor areas for both lounging and dining. The secluded garden offers a play area for children, a raised vegetable garden and separate outbuildings for storage. A magnificent deciduous English Oak tree overhead filters sun in summer and lets in warm sunlight through during winter. This garden is both functional, private and aesthetically beautiful. Upstairs, three large bedrooms have built in robes and the private library style study nook is quiet and secluded. Sustainability is a focus of the home with newly installed solar panels and solar powered front gates. Located near Canberra's finest schools, moments from the Manuka village and a short walk from the Kingston foreshore with its restaurants and cafes this home has it all. Features:- Solar panels- Solar operated electric front gates- Heated towel rails- Statuario Quartz bench tops to all 3 vanities (two bathrooms and toilet) and the laundry- Plantation Shutters to upper level bathroom- Gas fire place- CrimSafe installed to windows on upper level- Additional security to downstairs front windows- Garage floor freshly painted- New turf in backyard- Low maintenance and well established gardens Statistics: Block size: 665m² Approx. Living size: 265m² Approx. Unapproved Value: \$1,719,200 ERR: 6 Rates: \$1,768.21p/q Approx.