

8 Ettrick Street, Crace, ACT 2911

House For Sale

Friday, 5 April 2024

8 Ettrick Street, Crace, ACT 2911

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 554 m²

Type: House



Theo Koutsikamanis
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Forthcoming Auction

With an abundance of bespoke, one-off pieces and handmade features throughout, this award-winning home is absolutely flawless in its presentation and execution. Beautifully appointed and finished to uncompromising standards never seen or experienced, this architectural masterpiece features high-end designer finishes with multiple separate living spaces, a covered alfresco overlooking the sparkling solar heated pool and a full outdoor kitchen, all set within stunning landscaped grounds. Perfectly positioned for first-class family living with a clear focus on entertaining, it is positioned within a short stroll to all of Crace's amenities and will cater for the most discerning of buyers.- Owned and built by multi award winning builder Megaflora Construction Group.- Architecturally designed and landscape plan by MYMYMY Architecture.- Formal and informal living plus a segregated children's retreat.- Formal lounge with 3-metre high ceilings overlooking the covered vergola entry- Brazilian green marble, Asko appliances, dual ovens, Oliveri Inox tapware. - Generous master suite with large, enclosed balcony.- Engineered oak flooring and under tile heating to wet areas.- Honeycomb blinds, Reclaimed three-dimensional parquet flooring.- Daikin VRS inverter reverse cycle heating and cooling.- CCTV security and alarm, Three-Phase power.- Bespoke glass staircases, copper cladding, imported Italian tiles, EC wool carpets.- Self-contained accommodation downstairs including kitchen, bathroom, and laundry (external access from the rear).- Floor to ceiling double glazed windows throughout living areas.- Outdoor entertaining spaces, electric vergola, inground gas heated pool, plus built-in BBQ and sink.- Professionally landscaped and fully irrigated grounds, pond

2022 - National Runner Up - Master Builders Association New Home \$2M-\$4M Construction 2022 - ACT Region Winner - Master Builders Association New Home \$2M-\$4M Construction 2022 - ACT Region Winner - Master Builders Association Best Use of Materials Residential 2022 - ACT Region Runner Up - Master Builders Association Best Kitchen Over \$50,000 2022 - ACT Region Runner Up - Master Builders Association Best Bathroom Over \$30,000 2021 - ACT Region Winner - HIA Kitchen Design Award 2021 - Front Page of House Magazine HIA national magazine 2022 Feature house for Canberra Design Festival (1 of 4 each year selected for walk throughs) The property also has had numerous articles written in both All Homes Design files on kitchen and sustain- able features as well as Canberra Times article. Whilst all care has been taken to ensure accuracy, the material and information contained are approximate only and no warranty can be given. Bastion Property Group does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.