

# 8 Grigg Place, Richardson, ACT 2905

## Sold House

Friday, 1 September 2023

8 Grigg Place, Richardson, ACT 2905

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1105 m2

Type: House



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**\$990,000**

Rarely does a property come to market that offers not just beautiful presentation, but tasteful renovations with an emphasis on quality and the extra trimmings that set this home apart from the rest. Families will love the eat-in style kitchen with custom built study/home office area while also enjoying a separate formal dining area and living room. Flowing out through French doors to the fabulous covered entertaining area - family time will be a treat with the brand new outdoor kitchen with built-in BBQ and firepit. The expansive backyard, a rare find these days, landscaped with irrigation featuring a myriad fruit trees and berry plants, veggie gardens and colour, a true delight and the epitome of a family haven. Finding the perfect family home, one expects there may be compromise, but here it is hard to see where that would be. There is an over-sized double garage, a double carport and plenty of off-street parking, so if you have a work vehicle, caravan, trailer – you will be spoiled for space. Bright and fresh with plenty of natural light throughout - there is simply nothing to do. **HIGHLIGHTS:** Single level home on expansive 1105m<sup>2</sup> family friendly block Four bedrooms, all with built-ins Main bedroom features walk-in-robe and ensuite Renovated throughout with quality finishes and European appliances, including self-cleaning pyrolytic oven Clever custom storage solutions Stylish plantation timber shutters Double glazed windows and doors throughout for energy efficiency complemented by roof insulation Study nook with built-in desk and home office storage Ceiling fans in all bedrooms and living room Reverse cycle units in living room and main bedroom and new 5-star ducted gas unit Sophisticated Spanline entertaining area featuring: -New outdoor kitchen with mains gas built-in BBQ -Travertine tiling -Lighting and ceiling fan -Fire pit -Insulated pergola roof with custom skylights Beautifully established gardens featuring: -automated front and rear irrigation to gardens and lawn areas -outstanding array of fruit trees -all kinds of berries -fig, pomegranate and grape -spring bulbs and evergreens -deciduous trees for summer shade and autumn blaze Colorbond fencing and secure rear yard Oversize double garage (78.9m<sup>2</sup>) Double carport Garden shed Off-street parking New hot water service Distant Mountain views with stunning sunsets **ADDITIONAL INFORMATION:** Block: 22 Section: 488 Block size: 1105m<sup>2</sup> Living area: 138.14m<sup>2</sup> Year Built: 1983 Unimproved Land value: \$561,000 Land Rates: \$2,915 per annum Land Tax: \$4,825 per annum (only paid if leased) \*Please note: The floor plans and aerial photographs with any highlighted boundaries provided on this website may not be entirely accurate and are not necessarily to scale. They are intended as a guide only and must not be relied upon. In addition, the property information provided has been obtained from sources we deem to be reliable, however, Michael Potter Real Estate cannot guarantee its accuracy and persons should rely on their own due diligence.