

8 Helmrich Street, Moncrieff, ACT 2914

LUTON

House For Sale

Thursday, 29 February 2024

8 Helmrich Street, Moncrieff, ACT 2914

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Adrian Giampietro
0261763420



Antonio Trajkoski
0405233828

\$1,400,000

Introducing a tailor-made residence that seamlessly blends bespoke design with the builder's vision. This architecturally crafted, single-level home is designed to deliver the ultimate family living and entertaining experience, coupled with effortless, low-maintenance landscaping. Impeccably curated from start to finish, the lounge room boasts impressive 4.5m ceilings, while the kitchen and living areas showcase 3.6m ceilings, maintaining a consistent 2.7m height throughout. The layout flows seamlessly, with a formal lounge leading to combined family and meals areas that extend to the covered entertaining space, creating a harmonious indoor/outdoor living environment. The gourmet kitchen stands out with its high-end features, including a 40mm Caesarstone benchtop with a waterfall edge, a 900mm oven, and an inducted cooktop with the option for gas. The butler's pantry offers ample storage, complemented by Bosch appliances throughout. Floor-to-ceiling double-glazed windows flood the space with natural light, and the home is equipped with reverse-cycle ducted air-conditioning featuring 10 zones. This residence embodies the dream of designing a home that translates seamlessly from paper to reality. With its exceptional features and meticulous design, this home is a rare find. Don't miss the chance to make it yours – reach out to us today!

Features:- Over 270m² of build- Four spacious bedrooms- Three bathrooms- Master with walk-in-wardrobe and en-suite- Guest bedroom with en-suite and built in robe- The additional two bedrooms with built in wardrobes- Floor to ceiling tiles in all bathrooms- Custom vanities- High ceilings - 3.6m in the kitchen, living, 4.5m in lounge room- Modern kitchen with butler's pantry- 40mm Cesar stone island benchtop with waterfall- Microwave oven- 900mm Bosch induction cooktop- 900mm Bosch oven- 900mm ducted rangehood- Bosch dishwasher- Double glazed windows - with custom wall to ceiling windows- My Place technology throughout- Premium blinds throughout- Timber flooring- Ducted heating and cooling with ten zones- Alfresco with bench top- Seamless indoor to outdoor living with ability to enclose later- Zero maintenance landscaping- Stunning build quality- Huge double garage with internal access- Close to schools, parks, public transportation.- Garage door height 2.55m

Details:- Internal living: 194m²- Garage: 41m²- Alfresco: 36m²- Front Porch: 3m²- Total under roofline: - Land: 469m²- Rates: \$2,819 pa- Land tax: \$4,601 pa