

# 8 Muskett Place, Conder, ACT 2906



## House For Sale

Thursday, 9 November 2023

8 Muskett Place, Conder, ACT 2906

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 725 m2**

**Type: House**



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**\$960,000+**

Meticulously renovated with a gorgeous modern palette highlighting the light streamed proportions, this single level home, with a free-standing studio and pool-side allure, delivers unquestionable class and comfort throughout, and is a guaranteed solid investment for your family's evolving needs. Vinyl plank floors engage the hall and main living areas, flowing seamlessly into a sun filled living and dining room with electric fireplace that creates a stunning ambiance, and direct backyard access. A secondary living and meals zone overlooks the chic kitchen where no expense has been spared, promising luxury with soft-closing cabinetry doors, sleek 40mm stone benchtops and stylish splashback, two under-bench sinks, and appointed with an appliance package including a stainless steel SMEG oven, an Omega ceramic cooktop, a canopy rangehood and an integrated dishwasher. Accommodation is equally impressive, with three robed bedrooms plus a study, including a master adorned with a wall of storage and a luxurious ensuite, while the rest of the bedrooms are superbly serviced by a newly refurbished family bathroom. This bathroom boasts an open shower and a freestanding bath tucked behind a frameless glass partition with a door. It also includes a hidden cistern toilet, a spacious vanity with two above-counter basins, and an integrated European laundry area. However, it is beyond these walls that this residence solidifies its status as one of the captivating homes in the vicinity, evoking a sensation akin to residing within a resort. Outside, an exquisitely crafted garden is complemented by a magnificent mineral pool that serves as the focal point of your personal paradise. Then by creating a distinct space away from the lively activities of the household, a skilfully designed studio optimises the available area on this property of approximately 725m<sup>2</sup>. This sanctuary features an adjoining bathroom and serves as a multipurpose area, providing a snug spot to unwind with a magazine or a captivating movie, or effortlessly transitions into a home office, guest accommodation for relatives, a secluded spot for teenagers, or even a potential source of extra income. Great for a young family with no time to renovate or a professional or downsizing couple wanting accessibility to everything and high quality appointments, this memorable property is well worth exploring to discover all that is on offer.

EER 4.5 Why this home is solely for you: \* Immaculate three-bedroom, two-bathroom, study home with a separate studio/bedroom with bathroom, found in a quiet cul-de-sac location\* The beautifully landscaped front garden frames and enhances the stunning street appeal of the home\* Fastidiously renovated and showcasing a well-appointed interior with a chic modern style, on top of great alfresco highlights including an in-ground swimming pool\* Your first exciting first impression into the main home is the generous, airy, light filled lounge/dining room with French doors which open to the pool area\* The central hub of the home delivers a large family room, casual meals, and a stylish kitchen\* Alluring kitchen with superb soft close storage, 40mm stone bench, two under-bench sinks, and an appliance package including a stainless steel SMEG oven, an Omega ceramic cooktop, a canopy rangehood and an integrated dishwasher\* The bedroom wing features three generous bedrooms all with built-in robes\* The main bedroom is adorned with a wall of storage and a luxurious ensuite with floor-to-ceiling tiles, a skylight, floating vanity with an above-bench basin and 'on trend' black tapware, and a sleek shower with product niche\* The two-year-old family bathroom features an open shower and free standing bath behind a frameless glass partition with door, a concealed cistern toilet, and a large vanity with two above-bench basins\* European laundry integrated into the bathroom\* Separate study with external access\* Comfort is maintained throughout Canberra's four seasons in the main residence by zoned off-peak under floor heating, ducted evaporative cooling, the electric 'fireplace' in the lounge, and a Daikin reverse cycle air conditioner in the family room\* 13kw solar panel array with SolarEdge inverter - assists in off-setting the electricity bills\* New white aluminium sash windows and french doors - combine maintenance friendliness with old school charm\* Quality window furnishings including plantation shutters and blinds\* Warm neutral colour scheme throughout - allows for easy matching of furnishings\* Premium fixtures and fittings with most appliances still under warranty\* Holiday-like outdoor entertaining area includes a heated in-ground mineral pool (installed in 2020) surrounded by travertine pavers and glass pool fencing\* A freestanding studio in the backyard boasts an open room, a luxuriously appointed bathroom, a separate hot water system, and a Panasonic reverse cycle air conditioner - ideal for those looking for a lodging for in-laws, guests or older children, or a place to run a home-based business. It's also well suited to generate an income as an ongoing rental, or an Airbnb-style set-up if desired\* The rest of the back garden is generous and beautifully landscaped with a grassed area bordered by garden beds with established plants and a fenced-off chicken run with chicken shed\* Car accommodation is in the form of a large double garage with automatic doors and internal access\* Off-street caravan and trailer parking\* Ideally situated only a short walk/two minute drive to the Lanyon Marketplace, and conveniently located with major amenities including the Lanyon Vikings Club, sporting grounds, ovals, playgrounds, schools, reserve, walking

trails, public transport and more at your fingertips