

8 Withers Place, Weston, ACT 2611

LUTON

House For Sale

Thursday, 13 June 2024

8 Withers Place, Weston, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 686 m2

Type: House



Geraldine Collison

0419208244

Auction

You will be captivated by this delightful home situated in an elevated cul de sac location in Weston which has a children's playground at the end of the road. Accommodation includes a spacious living and dining room with balcony, and a fabulous family room. The family room has panoramic views to the mountains through its full wall of double-glazed picture windows. It features a Queensland hoop pine vaulted ceiling with clerestory windows on four sides adding even more light. Under the picture windows a low, solid hoop pine bookcase/window seat stretches the length of the room, built to the owner's requirement that neither the shelves, nor the window seat will EVER bend with the weight of books or bottoms! The centrally located kitchen includes abundant cupboard and drawer space, has a walk-in pantry, La Germania four burner gas cooktop, Chef gas oven and separate grill, Asko dishwasher and well-designed, shallow cupboards to accommodate glassware. There are four bedrooms. The spacious master bedroom includes excellent built-in wardrobes and a generous ensuite with metre-square shower. Bedrooms two and three include built-in wardrobes, and bedroom four provides a study option with a lovely outlook to the sheltered front garden. The main bathroom and separate toilet are well positioned near the bedrooms. The front garden provides a secluded spot to enjoy a coffee and a great space for children to play. There's year-round comfort with ducted gas heating and evaporative cooling, and a reverse cycle air conditioner in the living room. The four-car automated garage has both power and water, making it a great space for the handy person to potter! The garden features an automated watering system and has two 5000-litre tanks fed from the roof. There is a large, open under-croft for recreation and part of the generous under-house storage is currently used as a wine cellar. The property is close to Cooleman Court, offering a range of shops and restaurants. Schools in the area include St Jude's, Montessori, the Orana School, Waramanga and Duffy Primary Schools and Stromlo High School. The Canberra Hospital and Woden Plaza are just a short drive away. Take a short drive to Civic along the Tuggeranong Parkway or alternatively take the Rapid Bus Service direct from Cooleman Court into the city, a Park and Ride permit can be requested which provides free parking all day.

Features Four bedroom, two bathroom, home situated in a quiet, elevated location Spacious living and dining room – dining room opens to small balcony Superb family room with huge, double-glazed picture windows giving panoramic views to the mountains, as well as clerestory windows on four sides of the hoop pine lined vaulted ceiling flooding the room with natural light Under the picture windows, a low, solid hoop pine bookcase/window seat extends the length of the room Centrally located kitchen with abundant cupboard space including a walk-in pantry, La Germania four burner gas cooktop, Chef gas oven and separate grill, Asko dishwasher, excellent glasses cupboards Spacious master bedroom with built-in wardrobes and ensuite Three additional bedrooms, two with built-in wardrobes, all with new Roman blinds Main bathroom and separate toilet Coat and linen cupboards Separate laundry Ducted gas heating and evaporative cooling, reverse cycle air conditioning in the living room Delightful private front garden Rear terraced garden area and separate vegetable garden; in-ground automated watering system; two 5000 litre tanks fed from the main roof Large recreation under-croft and generous under-house storage, part set up as a wine cellar Four car automated garage with power and water Rinnai instant hot water Schools in the area include St Jude's, Montessori, the Orana School, Waramanga and Duffy Primary Schools and Stromlo High School Close to Cooleman Court, offering a splendid range of shops and restaurants, the Canberra Hospital and Woden Plaza just a short drive away Easy access to the Tuggeranong Parkway enabling you to drive to Civic, Tuggeranong or Belconnen