

**85 Miller Street, O'Connor, ACT 2602**

**CARTER + CO**

**Sold House**

Thursday, 10 August 2023

85 Miller Street, O'Connor, ACT 2602

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 4**

**Area: 780 m2**

**Type: House**

## Contact agent

Located in one of Canberra's most sought-after suburbs, this private residence surrounded by established trees and hedges. O'Connor is known for its leafy streets, close proximity to the City and popular Braddon precinct, and easy access to Black Mountain. Showcasing six bedrooms, three bathrooms, two powder rooms, a large four-car garage, workshop/storage area, multiple living areas, rumpus, swimming pool, mature landscaped gardens, and an abundance of additional parking spaces for guests and growing families over the years. Beautifully renovated and spacious, this family home offers a blend of formal and casual living areas. A multi-generational home ideal for growing or extended families. Situated on a versatile block of 780m<sup>2</sup>, this home is one of the largest currently on the market in O'Connor, with 290m<sup>2</sup> of usable space under the roofline. Features:

- Renovated kitchen with waterfall island bench top and new electric cooktop
- Formal, casual and external living areas
- Double-glazed north windows in kitchen and family room, honeycomb blinds
- Private 9m solar heated pool with glass balustrade
- In-ground trampoline and cubby house
- Covered and open entertaining decks
- Herb garden in planters near entertaining area
- Bamboo flooring to kitchen, casual living area and hallways
- Elegant formal lounge with double doors and French doors to front deck, reverse cycle air conditioner, and modern built-in cabinetry
- Large rumpus/guest room/home office with built-in robes, desk, reverse cycle air conditioner, powder room, and door to deck
- Generous bedrooms with built-in robes
- Treetop views from all five upper-level bedrooms
- External roller shutters in all rooms up stairs
- Laundry with storage and door to deck, additional clotheslines in garden and garage
- Abundance of built in storage throughout
- Internal access to four-car garage with automatic panel lift door and attic storage
- Ducted vacuum system
- Low maintenance gardens with hardy trees, shrubs, and artificial lawn
- 10,000 litre water tank with pump
- Large shed (6m x 3m) with pool solar heating on the roof
- Surrounded by parks, nature strips, shaded streets, and nature reserves

Statistics. Block size: 780m<sup>2</sup> (approx.) Internal living: 228m<sup>2</sup> (approx.) Garage: 62m<sup>2</sup> (approx.) UV: \$1,050,000 (2022) Rates: \$4,404 per annum (approx.) Land Tax: \$7,506 per annum (approx.) Rental estimate: \$1,500 - \$1,600 per week (approx.) EER: 2 Heating/cooling: Split system AC to master bedroom, rumpus, formal living, dining room Location: O'Connor shops: 1.2km ANU: 2.1km Braddon precinct: 3.1km Canberra Centre: 3km