

**9 Barkly Crescent, Forrest, ACT 2603**

LUTON

**House For Sale**

Thursday, 14 December 2023

9 Barkly Crescent, Forrest, ACT 2603

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 4**

**Area: 2006 m2**

**Type: House**



Sophie Luton  
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Richard Luton  
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## Auction

Open by appointment only - contact Richard or Sophie for an inspection Arguably Canberra's and the Inner South's most charming street and sought-after enclave. Barkly Crescent with its famous canopy of Spanish Oaks boasts an amazing fully renovated residence with garden cottage set in manicured park-like grounds of over 2000m<sup>2</sup>. An enlarged home offering the charm and character of the 1927's era but all the amenities of a brand-new home. Spacious accommodation includes large separate sitting and dining rooms boasting beautiful engineered timber floors, a master-chef's kitchen, fully equipped butler's pantry with separate entrance and family room glassed to invite the northerly light and garden vistas inside. The main bedroom suite has an incredible ensuite with private garden courtyard, large separate dressing room with abundant wardrobes. There are three additional bedrooms, one also ensuited, and large office or nursery adjacent to main bedroom. Also on this estate is a new studio/cottage with studio/workshop facilities, bathroom and kitchenette style area. A large verandah captures its own private north-facing garden. A spectacular covered alfresco barbeque area overlooks the superbly landscaped garden and sparkling in-ground pool. The impressive list on inclusions goes on with a 3-car garage plus separate 4th garage. A secure gated and fenced property offering an opportunity to acquire a residence with no further changes to be made. Walk down this lovely, picturesque street and through the leafy neighbourhood to Manuka Village and to excellent schools nearby. You will be overwhelmed by this offering. Features: Fully landscaped, beautiful established gardens designed by Paul Barisic-Bentley (LandArt) with extensive stone walls. Automatic watering and garden lighting Gated & fenced. Remote controlled electric driveway gates Off street parking for 2 vehicles plus 2 additional hardstand parking spaces at rear Triple car garage with automatic door and three phase power (suitable for electric vehicle charging connector) Separate single car garage 3.2 KW solar panels Northerly aspect to the rear Travertine pavers throughout garden and pool areas Extensive use of double glazed "tilt and turn" windows LED downlights Ducted reverse cycle heating and cooling (new unit installed in 2023). Zonable with electronic control panel Engineered blackbutt timber floors Formal lounge room with fireplace Formal dining room with bar and large Vintec dual zone wine fridge Study/nursery adjoining master overlooking gardens Open plan family and meals area with built-in entertainment unit, display unit and large sliding door to alfresco and northerly courtyard adjoining pool Automatic blinds to kitchen and family Kitchen with breakfast bar, two Miele ovens, built-in Liebherr fridge, Miele induction cooktop and Miele dishwasher. Large picture windows overlooking gardens Walk-in pantry with large pull-out larder, sink, additional fridge space, second Miele dishwasher and external access Master bedroom with built-in-ropes and dressing room with full height storage Ensuite with in-floor heating, heated towel rail, large bath and shower - overlooking lovely private garden courtyard with water feature Bedroom two with built-in-ropes and ensuite with in-floor heating and heated towel rail Bedroom three with built-in-ropes Bedroom four with built-in-robe Main bathroom with in-floor heating, heated towel rail. Separate toilet/ guest powder room Separate laundry with in-floor heating Covered alfresco entertainment area with Weber Summit BBQ and overhead alfresco heater In-ground fully tiled swimming pool - programmable salt chlorinator & electric heat pump. Concealed cover and robotic cleaner Separate pool equipment courtyard with large lockable storeroom Separate studio - fully tiled. 2 rooms with double glazed windows and french doors opening onto private rear verandah overlooking back garden. Kitchenette, bathroom with shower, in-floor heating and heated towel rail. Linen/ storage cupboard and separate ducted reverse cycle heating and cooling New plumbing and electrics. Internet cabling throughout (including Studio). Home, outbuildings and landscaping completed in 2021 - retains 1927 charm and high ceilings with modern amenity and lots of light. Quality carpets and window coverings Land Size: 2006m<sup>2</sup> approx UCV: \$3,225,000 approx EER: 4 Land Rates: \$13,328 P/A approx Living Area: 281m<sup>2</sup> approx Workshop/Studio: 52.6m<sup>2</sup> approx Garage: 58.5m<sup>2</sup> approx Single Garage: 18m<sup>2</sup> approx