

# 9 McPhee Place, Curtin, ACT 2605

## House For Sale

Friday, 27 October 2023

9 McPhee Place, Curtin, ACT 2605

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 669 m2

Type: House



Brett Hayman  
0411414624



Martin Faux  
0421593602

**\$2,750,000+**

Set in one of Curtin's hidden cul-de-sacs, siding open green space is this stunning, architecturally designed home; a rare opportunity indeed. Sustainably sophisticated with its north facing aspect and solar passive key design features, all of which are perfectly combined for Canberra's 4 seasons. With its unique design and well-positioned orientation, this home takes full advantage of its unique view overlooking Curtin's enviable greenspace. Custom built in 2022, this modern yet timeless design, offers the splendour of single-level living. This home has been built with the principles of space, style and innovation front-of-mind, accommodating several living zones for all the family and for all occasions. It is testament to aesthetic opulence, with its masterful weaving of modern living with beautiful lines, finishes and textures. The curved exterior, clad in captivating Japanese Shou Sugi Ban timber and Bowral bullnose bricks is the perfect frame for double-glazed windows, which enables you to capture a sneak-peak of the high quality eco-conscious materials inside; including Carrara marble, Fibonacci terrazzo, Balmoral blue stone and durable Burnished concrete floors internally. As you roam through this home, you'll appreciate its seamless transition from the open-plan living space with expansive raked ceilings, to the covered alfresco entertaining area. The ultra-modern kitchen is ideal for any Chef with its butler's pantry, large island bench, two Smeg ovens, induction cook top, integrated dishwasher and stylish built-in liquor cabinet. With its 4 large bedrooms, this home has been well thought out as the master suite is segregated, has an expansive ensuite bathroom, walk-in-robe, and a private terrace to escape to for your morning coffee in the sunshine of spring; a perfectly considered retreat beyond compare. Meanwhile the rest of the family will enjoy the media room and work-from-home accommodation on offer. Not to miss the spotlight also, is the internal access to the living areas from the double garage via the large mudroom with ample storage, ensuring a neat and tidy home. Fully landscaped gardens, walking distance to Curtin's amenities and Woden's shopping and dining precinct, this home has it all! You don't want to miss this unique opportunity. Call today to book your private inspection, or make sure you come to our next open home.

**Additional Features:-** Award winning - 2022 Australian Institute of Architecture - Architecturally designed by Hugh Gordon Architect - North-facing home - Overlooks parkland - Solar-passive home - Double-glazed windows - Solar panels - Hydronic underfloor heating throughout entire home - Exterior cladding is Shou Sugi Ban Japanese style timber - Bowral rounded bricks internal and external - Custom metal fabricated front door - Entry way - balmoral blue stone - Burnished concrete floors - Pure New Zealand Cavalier Bremworth wool carpet in bedrooms - Fibonacci terrazzo tiles in wet areas - Astra Walker eco brass tapware - Carrara marble kitchen and butlers bench tops - 6-burner induction cook top - Smeg ovens/microwave - Brass accents in kitchen - French Seguin cast iron fireplace - Reeded glass shower screens - Recessed liquor cabinet - Inbuilt speakers inside and out - High ceilings throughout, noteworthy 2.7m's in bedrooms - Exposed aggregate driveway - Landscaped formal native garden - Additional home office - Media/rumpus room

**Rates: \$4,103 pa**  
**Land tax: \$7,383 pa**  
**UV: \$795,000**  
**EER: 6.0**  
**Living: 224sqm**  
**Garage: 50sqm**  
**Block: 669sqm**