

# 9 Seaver Street, Monash, ACT 2904



## House For Sale

Monday, 27 May 2024

9 Seaver Street, Monash, ACT 2904

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 434 m2**

**Type: House**



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Discover the epitome of modern living at 9 Seaver Street, Monash. This virtually brand-new residence, built in 2021, exudes luxury and convenience in a serene and highly sought-after location. Offering four spacious bedrooms and two and a half bathrooms, this double-storey home is perfect for families seeking a blend of comfort and sophistication. The master suite, conveniently located on the ground floor, features a luxurious ensuite and a walk-in robe, ensuring privacy and tranquility away from the other bedrooms. The heart of this home is its expansive open-plan kitchen, meals, and living area. High-end fixtures and fittings, splashes of timber panelling and polished concrete throughout reflect the quality of this modern abode. The kitchen boasts top-tier appliances and a butler's pantry, seamlessly flowing into a dining and living space that opens to an alfresco entertainment area. Overlooking a meticulously manicured backyard, this outdoor space is ideal for gatherings and relaxation. Additionally, a versatile separate lounge room can be adapted to suit various needs, from a cozy family theater to a sophisticated home office. Upstairs, three generously sized bedrooms with built-in robes provide ample space for family members or guests, complemented by a stylish and modern family bathroom. The double lock-up garage with internal access adds to the convenience and security of this stunning home. Situated on a quiet street with minimal traffic, 9 Seaver Street is perfect for those seeking peace and privacy while being close to essential amenities. Enjoy the best of Monash living with shopping centres, cafes, and restaurants all within easy reach. Parks, nature walks and public transport options are just a short stroll away, making this location both practical and desirable. Don't miss the opportunity to make 9 Seaver Street your new address. The Perks:

- Architecturally designed 4 bedroom, 2.5 bathroom, 2 car family home
- Multiple living areas, including separate lounge and alfresco entertaining area
- Modern kitchen, Electrolux appliances, walk-in-pantry, breakfast bar, ample bench and storage options
- Real Flame double-sided fireplace
- Stone benchtops throughout, including kitchen, laundry, bathrooms, and pantry
- Polished concrete flooring and 2.7m ceilings to the lower floor
- Fujitsu reverse cycle, ducted and zoned air conditioning system
- Thermann gas instant hot water system
- 5,000L rainwater tank
- Large covered alfresco
- Established gardens with irrigation system and travertine pavers
- Separate laundry with external access and storage
- Blackbutt timber staircase
- Cedar feature ceilings to kitchen, alfresco and entry
- Spacious media/lounge room
- Double lock-up garage with automatic door and internal access
- Security camera system
- Short walk to Erindale Shopping Centre, bus interchange
- Short drive to the Tuggeranong Town Centre, arterial roads to Woden and the City

The Numbers:

- Living size: 225m<sup>2</sup>
- Garage: 33m<sup>2</sup>
- Block size: 434m<sup>2</sup>
- Year of construction: 2021
- EER: 4 stars