

96 Jansz Crescent, Griffith, ACT 2603



Sold House

Friday, 11 August 2023

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Bedrooms: 4

Bathrooms: 2

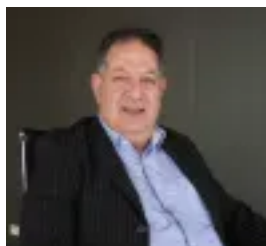
Parkings: 2

Area: 352 m2

Type: House



Simon Richards
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Bill Lyrstakis
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Contact agent

INSTRUCTED TO NOW SELL JOINT AGENT: Stephen Thompson LJ Hooker Manuka Ideally located in highly sought after Jansz Crescent, a thoroughly sensational entertainers residence of outstanding quality & creative design features. Constructed w/ meticulous attention to detail the residence (approx 352m²) features spacious front reception w/ high ceilings & walls of glass, light & bright free flowing living & family areas w/ high quality kitchen w/ Miele & Gaggenau appliances, over bench rangehood, double dishwashers & access to the rear yard & deck. Large master suite w/ ensuite, mezzanine & balcony, three additional bedrooms w/ master bathroom. Private rear garden w/ entertaining area, fabulous aspect, double car garage w/ internal access. 787sqm block Perimeter hedging ensuring absolute privacy Double stud construction Unique deep architectural style reveals to windows Double glazed commercial grade glazing Free flowing floorplan opening seamlessly to outdoor entertainment areas Three dedicated living spaces w/ double height ceilings Formal lounge opening to large private courtyard Eat in kitchen/living opening to a large deck Elegant honed natural bluestone basalt flooring tiles Solid French oak timber flooring Radiator hydronic heating Generous kitchen designed for entertaining large parties 4m wide Italian made imported Poliform integrated single-formed stainless-steel kitchen island Vast kitchen storage, soft-close Italian made Poliform cabinetry Integrated Miele dishwashers Gaggenau & Miele appliances, hidden pantry, integrated fridge, Qasair range, separate laundry/pantry & study nook German museum grade Erco lighting Commercial-grade CAT6a cabling Ceiling mounted Wi-Fi access points, fibre to the node Fibre to the premises ready via installed conduit Managed commercial switched networking Integrated AV HDMI & data in-wall cabling & projector housing Front courtyard Commercial quality blinds Controlled opening skylights for ventilation Elegant basalt clad bathrooms, w/ solid brass tap-wear, free standing soaker bath Main bedroom, w/ private balcony, WIR, generous ensuite Three additional bedrooms, w/ garden views, timber ladders to study lofts, custom fitted robes Hardwood Oak open-tread staircase, under-lit, free form, to loft family/ music room Three hardwood decks Internal 352m² Rates \$7259pa EER 5.0