

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



**House For Sale**

Thursday, 4 April 2024

96 Miller Street, O'Connor, ACT 2602

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 764 m2**

**Type: House**



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## AUCTION

This architecturally designed home exemplifies meticulous attention to detail and contemporary sophistication. Blending old and new architectural elements to create a stunning masterpiece in the within one of Canberra's most coveted locations. Inside, natural light floods the spacious interiors, accentuated by raked ceilings that add an airy feel to every room. The impressive open plan living encompasses the stunning kitchen. The kitchen exudes modernity with its Bosch appliances, complemented by sleek stone benchtops, gold fixtures and a sizeable butler's pantry. The formal living area is the perfect space for entertainment, large sliding doors create a sense of indoor-outdoor living which takes you out to the front porch while a fireplace keeps you warm in colder climates. Accommodation is convenient with four-bedrooms and two-bathrooms. The master suite is inclusive of a walkthrough robe that takes you to the immaculate ensuite whilst providing you with private access to the alfresco. The three-bedrooms are generous in size and accommodate built-in-ropes. Step outside to the elevated alfresco area and soak in the breathtaking views of Mt Ainslie while entertaining guests or simply unwinding in the fresh air. Landscaped gardens with elegant flora add to the charm and appeal of the property. Just a stone's throw away from amenities such as O'Connor Shops, Lonsdale Street, and the CBD whilst being within close proximity to schools, hospitals, and recreational facilities, this home offers the perfect balance of luxury and convenience. \* 351m<sup>2</sup> home on a 764sqm parcel\* Exudes modern elegance with functional design elements\* Prime location in sought-after Canberra area\* Features stone, hand-finished hardwood, and American Oak herringbone floors\* Abundance of natural light and spacious interiors with raked ceilings\* Gourmet kitchen with Bosch appliances and butler's pantry\* Three distinct living spaces spread over two levels\* Under-croft basement garage \* Luxurious bathrooms with freestanding soaker bath and rain showers\* Master suite with fireplace, walk-through robe, and ensuite\* Three other bedrooms inclusive of built in robes\* Elevated alfresco area with views of Mt Ainslie\* Ducted RC heating & cooling and double glazed windows\* Bosch appliances including 900mm gas hob, wall oven & convection microwave\* Blend of old and new architectural elements\* Theater room/Gymnasium \* Landscaped gardens with elegant flora\* Proximity to amenities such as O'Connor Shops, Lonsdale Street, and CBD\* Close to schools, hospitals, and recreational facilities Rates: \$5,181pa (approx.) Land Tax: \$9,643pa (approx.) UCV: \$1,086,000 (2023) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra