

**1 Durville Crescent, Griffith, ACT, 2603**



**House For Sale**

Thursday, 17 October 2024

**1 Durville Crescent, Griffith, ACT, 2603**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Mario Sanfrancesco  
0262952433

## Exquisite interiors and enviable outdoor lifestyle in luxe Griffith parcel

Sitting majestically behind electric gates in a tranquil tree-lined enclave so close to Manuka this spectacular residence evokes the timeless elegance and quintessential English charm. Following an exceptionally skilful three-year refined rebuild that melded highly appointed signature imported materials with high-end modern amenity, this breathtaking home is a liveable artform with luxurious sophistication.

With the double-brick heritage façade entirely restored, the remainder of the home has been rebuilt using more than 12,000 authentic old Canberra Red heritage bricks and cutting-edge thermal-breaking foundation blocks, which, when combined with imported triple-glazed Meranti windows and doors, now brings the home to an incredible 8.6-star energy rating, arguably the only Heritage home in Australia to hold this rating.

Every detail has been meticulously curated. Stunning Herringbone-laid oak floors, Perrin & Rowe brass tapware, handcrafted ceiling roses and marble finishes add classic and enduring beauty to the interiors, complemented by deep windowsills framing formal landscaped gardens.

The kitchen is a symphony of style, blending traditional and modern elements to create a beautiful lived-in look that still feels contemporary and practical. The butler's pantry is a standout for its apron-front sink and hand-crafted custom larder.

When combined with the adjacent 10-seat dining space and wall of full-height windows overlooking the plunge pool outside, it's easy to imagine family gatherings and entertaining guests that run long into the evening. A conveniently placed alfresco terrace off the kitchen meals area leads to an impressive outdoor kitchen with quality pizza oven.

The parents' suite, opposite the picture-perfect formal lounge with fireplace, is a rejuvenating retreat from it all. With walk-through wardrobe featuring a custom jewellery armoire with designer Aerin light, striking marble ensuite and a private office with triple aspect, this entire area can be conveniently closed off.

There's great separation from the remaining oversized bedrooms courtesy of a sizeable, sunny rumpus and an incredible luxurious family bathroom featuring a sumptuous roll-top bathtub.

The garaging is equally impressive, boasting a seldom-seen electric auto-stacker, allowing the voluminous two-car garage to house four cars plus one on-grade space at the front of the home. Positioned in a coveted walkable location close to elite schools, boutique shopping and inner-south dining hotspots, there's little to do but move in and enjoy your indulgent lifestyle surrounded by beautiful formal gardens.

### FEATURES

- Superb Old Griffith location
- Exquisite highly appointed brand-new family home
- Automatic gates
- 5 car spaces (4 car garage with 2 x electric autostackers - valued at \$12,000 each) + 1 on-grade space at front of home
  - \*Energy Rating 8.6 - the only Heritage home in Australia to achieve this standard
- Bedrooms all of good proportion - Two secondary queen-sized bedrooms plus king-sized bedroom with access to rear garden
- Double-brick – with over 12,000 authentic Canberra Red heritage façade rebuilt to a sustainable high standard
- Automatic gated drive
- 100-year-old reclaimed solid European oak Herringbone flooring, imported from England
- Perrin & Rowe wash basins, tapware and brass hardware
- Victoria & Albert freestanding bath
- Villeroy & Boch basins
- Custom-made brass power points and light switches
- Imported brass lighting by Visual Comfort & Co (Bathroom, ensuite and powder room pieces by acclaimed designer,

Kelly Wearstler)

- Custom jewellery armoire with designer Aerin light
- Custom-made hand painted English face frame joinery in kitchen, butler's pantry and laundry by Reid Bros. Furniture of Bundanoon
- Concordia marble in main bathroom, Breccia Nera marble in ensuite and solid oak vanities/benchtops
- Imported handmade Casa Moroccan wall tiles in bathrooms and kitchen
- Two-zone Mitsubishi ducted electric air conditioning
- Lopi gas fireplace
- Top-of-the range European kitchen appliances: Smeg Dolce Novo pyrolytic oven and Ilve majestic freestanding (gas and Induction) oven, built-in Ilve microwave, Smeg retro fridge, Qasair rangehood, and Vintec wine fridge)
- Outdoor kitchen comprising hand-made pizza oven, Ziegler and Brown barbecue with crystal burners, sink and drawers
- Tiled saltwater pool with solar heating
- Hand-made custom cubby house with decking and quaint picket fencing (easily deconstructed to become another outdoor living space)
- Sydney sandstone retaining walls
- Automatic watering system
- Low-maintenance landscaped gardens
- Travertine outdoor pavers
- Sensor automated outdoor blinds
- Cat 5 Data cabling throughout
- Smart CCTV system
- Keypad access to garage
- 15-amp outlet in garage for car charging