

1 Neville Gare Street, Wright, ACT 2611



House For Sale

Monday, 8 July 2024

1 Neville Gare Street, Wright, ACT 2611

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 634 m2

Type: House



Vince Qi

0262952433

Auction

Situated on a large 634sqm corner block, this McDonald Jones quality-built property offers a beautiful blend of comfort, homely and low-maintenance living, perfect for families seeking both indoor and outdoor lifestyle in a prime location. Nestled on an elevated block, this home is surrounded by beautifully landscaped outdoor areas. Featuring low-maintenance lawns and flowering plants that line the entire street side of the house, creating a picturesque scene throughout the seasons. The maturing hedge adds an extra layer of privacy, while the automatic irrigation system ensures that all planted areas remain effortlessly lush and vibrant. The property boasts a sunken, paved area at the back, offering a secluded spot for relaxation or entertaining. This versatile space can be transformed into a swim/spa area or used for additional vehicle parking if desired. The large entertainment area/alfresco, complete with provisions for a barbeque, provides ample space for hosting gatherings, while offering breathtaking views of the Telstra Tower and the beautiful Molonglo Valley. Stepping inside are four generously sized bedrooms, each capable of accommodating a king-sized bed and seating areas. All bedrooms come with spacious built-in wardrobes and ample storage. The house features tall ceilings throughout, enhancing the sense of space. The layout of this home is thoughtfully designed, with the elevated master suite, featuring a walk-in robe and ensuite, separated from the open-plan kitchen, dining, and sitting areas. Two additional bedrooms at the back of the kitchen offer privacy and their own access to a separate bathroom. A large bedroom and bathroom at the rear of the house can also be separated from the central living areas, providing flexibility for guests or family members seeking additional privacy. A second living room can be used as a formal sitting area, is accessible from the side of the house, allowing guests to enter without passing through the main living spaces. The two-car garage, along with a beautiful driveway, provides parking for at least three more cars, ensuring ample space for guests. This home is equipped with a central air-conditioning and heating system, divided into four zones for optimal comfort. The 15 KW solar system ensures the house is energy-efficient and self-sufficient. A rainwater tank and concrete walking paths around the house provide excellent disabled access and further enhance the low-maintenance lifestyle.

Features:

- Built by reputable builder – McDonald Jones Homes
- Steel truss framing
- Double-glazed windows
- Ceiling heights of 3.0m and 2.7m
- Elevated position with opening views
- Low maintenance and easy-care landscaping
- Automatic irrigation system
- Mature hedges for increased privacy
- Additional concreted area at the back
- 15 Kw solar system
- 4-zone climate control
- Rainwater tank
- Large outdoor space
- Ample storage throughout
- Large entertainment alfresco
- Ceiling fans

Proximity:

- Mount Stromlo
- Stromlo Forrest Park
- Stromlo Leisure Centre
- Evelyn Scott School
- Charles Weston School
- Denman Village Shops
- Coombs Shops
- Woolworths Metro
- Glasswing Park
- Ridgeline Park
- Craven's Rise Park
- Ruth Park

Statistics (all measures/figures are approximate):

- Land size: 634.00 sqm
- Home size 223.43 sqm
- Residence: 187.43 sqm
- Garage: 36.00 sqm
- Rates: \$1,111.50 per quarter
- Rental appraisal: \$1,000 - \$1,100 per week unfurnished
- EER: 6.0