

# 10 McConchie Circuit, Weston, ACT, 2611



## House For Sale

Thursday, 19 September 2024

10 McConchie Circuit, Weston, ACT, 2611

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Steve Whitelock

## Elevate your lifestyle with this stunning residence in exclusive McCubbin Rise Estate

Experience luxury living, an architecturally designed residence epitomising quality, elegance and timeless sophistication. Perched in an elevated position with commanding views across the Molonglo Valley to the Brindabella Mountains, the National Arboretum and Black Mountain, #10 McConchie exceeds the standards of contemporary living in a highly sought-after location.

Meticulously designed and constructed by multi-award-winning Better Building Services, distinguished by a stunning façade of clean lines and blended materials combining for impressive street appeal.

Sprawling across 300+sqm of living space, a clever split-level design for families of all ages, the expansive residence offers versatility, segregation and functionality. A welcoming grand foyer showcased by a spectacular Bohemian crystal chandelier, oversized front door and timber staircase sets a high standard upon entry. Featuring sun-drenched living areas with bespoke joinery, high ceilings, beautiful Queensland spotted gum floors and large windows capturing views and natural light throughout. Multiple well-proportioned living spaces, including formal lounge, theatre and kids' rumpus room. Casual living and dining spaces integrate with undercover alfresco surrounded by easy-care gardens, perfect for entertaining throughout the warmer months. At the heart of the home rests the stunning chef's kitchen with stone benches, induction cooking, high-quality appliances and integrated walk-in pantry. The intelligent layout places the stunning master retreat on the top floor, boasting a luxurious ensuite bathroom, walk-in wardrobe and majestic mountain views. Three double bedrooms for the kids, all bright and airy, complimented by the luxe family bathroom.

Completing an attractive package of solar power, double garage with additional storage and internal access, professionally landscaped gardens surrounding the home and plenty of off-street parking. Convenient to both private and public schools, Cooleman Court shops and easy access to routes into the city, Woden and Lake Burley Griffin. Stromlo Forest recreational trails, the Arboretum and Equestrian Park are also on your door-step.

An outstanding offering to market, a home to feel proud of and enjoy year round with family and friends, don't miss your opportunity to secure your family's future!

### Features:

- \* Gourmet kitchen with Caesarstone benchtops, custom joinery, walk-in pantry & ample cupboard/drawers
- \* Bosch appliances include induction cooktop, double oven and dishwasher
- \* Liebherr pigeon pair refrigerator (391L) / freezer (261L) (optional)
- \* Open plan living and dining room with expansive windows
- \* Bohemian Brilliance 7-arm crystal chandelier
- \* Vogue Pergola-covered alfresco area with gas bayonet
- \* Theatre room with under-stair storage, including a 216 bottle wine rack
- \* Corinthian 1.2m-wide pivot front door
- \* Bohemian Elegance 25-light crystal chandelier
- \* Kocom intercom with CCTV system
- \* Expansive main bedroom with balcony, WIR, deluxe ensuite with freestanding bath
- \* Open-plan sitting room with gas fireplace and built-in joinery study/library
- \* Three double bedrooms with built-in robes
- \* Rumpus/games room
- \* High-end main bathroom with double vanity
- \* Additional powder room with toilet and shower
- \* Queensland Spotted Gum timber floors & carpet in bedrooms and theatre room
- \* Double-glazed windows throughout
- \* Polished marble bench tops in all bathrooms/powder room/WC
- \* Villeroy & Boch basins/toilets and Grohe tapware

- \* Three-phase power
- \* Fujitsu inverter reverse cycle ducted split system 20.3kW Cool/22.6kW heat
- \* 13.2kW solar PV system (40 x Q Cell Q.Peak DUO G5+ 330W panels + Fronius SYMO 10.0-3-M 10kW Inverter)
- \* Low maintenance, fully landscaped and reticulated gardens/lawn with Hunter I-CORE controller

Living total: 283sqm

Garage: 41sqm

Balcony: 13sqm

Alfresco: 20sqm

Block Size: 649sqm

Built: 2014

Rates: \$3,949pa (approx.)

Land Tax: \$7,788pa (approx. if rented out)

UCV: \$700,000 (2024)

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