

# 10 Morell Close, Belconnen, ACT 2617

## House For Sale

Wednesday, 10 July 2024



10 Morell Close, Belconnen, ACT 2617

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 470 m2

Type: House



Steve Lowe  
0261528374



Mac McLean  
0261528374

## Auction

Welcome to your ultra-private sanctuary, a stunning three bedroom home with an additional separate studio, offering the perfect blend of elegance and functionality. This residence is designed to maximise natural light with its north-facing family, living, and bedrooms, creating bright and inviting spaces throughout. The home boasts separate formal living and dining areas, ideal for entertaining, alongside informal meals and family zones for relaxed daily living. The kitchen is a culinary enthusiast's haven, featuring top-of-the-line Fisher and Paykel appliances, including a wall-mounted oven, double-drawer dishwasher, gas cooktop, and an externally ducted range hood. The kitchen's 20mm benchtops and plumbed LG side-by-side fridge enhance the space, while Victorian Ash solid timber flooring adds a touch of timeless elegance. Enjoy year-round comfort with ducted gas heating, ducted evaporative cooling, and LED downlights illuminating the 2.7m ceilings throughout. The generously proportioned bedrooms, all with new carpets, feature built-in robes, providing ample storage space. The spacious bathroom includes both a separate bath and shower, with a separate toilet for convenience. The master bedroom is a true retreat, complete with an elegant walk-in robe and a luxurious ensuite. This home offers abundant storage with multiple linen cupboards, a study nook, and a large laundry. Outdoor living is a delight with a north-facing entertaining area, electric awnings, an outdoor gas BBQ point, and a landscaped backyard featuring a water feature and an established lime tree. Modern conveniences such as an app-based intercom system, instantaneous hot water, a motorised garage roller door, and an app-controlled watering system add to the ease of living. The separate studio, "Casita," is perfect for multi-generational families, providing an ideal space for teenagers, parents or grandparents. This versatile space includes a walk-in robe, a private ensuite, 2.7m ceilings, and an AC split system for personalised climate control. With two study nooks, the Casita is also an excellent choice for a home office, guest suite, or creative studio, offering exceptional flexibility and comfort. Located in an incredible area, this home is just minutes' walk to major shopping centres and the beautiful Lake Ginninderra, providing both convenience and leisure opportunities right at your doorstep. This outstanding property combines luxurious living with practical features, making it the perfect place to call home!

Features:- Fisher and Paykel kitchen appliances- Wall mounted oven- Double drawer dishwasher- Gas cooktop- Externally ducted range hood- Plumbed LG side by side fridge included- 20mm benchtops- Victorian Ash solid timber flooring- Ducted gas heating- Ducted evaporative cooling- 2.7m ceiling throughout- LED downlights- Spacious bathroom with bath & shower- Separate toilet from bathroom- New carpets to bedrooms- Walk in robe and ensuite to master bedroom- Ducted vacuum system- Built in robes to all bedrooms- Multiple linen cupboards- Study nook- Electric awnings to the rear (With remote)- Large laundry with additional storage- Outdoor gas BBQ point- Intercom App based- Instantaneous Hot water system- Motorised garage roller door- North facing entertaining area- Watering system App based (3 zones - Front lawn, rear lawn and gardens)- Landscaped backyard- Water feature- Established lime tree

"Casita" - Separate Studio:- Walk in robe- Ensuite- 2.7m ceilings- AC Split system- Venetian blinds- 2 x Study nooks

Priority Enrolment Area: Florey Primary School (Public) Priority Enrolment Area: St John the Apostle Primary Florey, St Vincent's Primary Aranda, St Matthew's Primary Page (Private)

Close to: Lake Ginninderra - 350m (5min walk) Westfield Belconnen Shopping Centre - 700m (11min walk) Florey Primary School - 1.5km (3min drive) University of Canberra - 3.3km (5min drive) Calvary Bruce Hospital - 4.7km (7min drive)

Specs: Living: 174.7m<sup>2</sup> Garage 38.9m<sup>2</sup> Studio: 26.5m<sup>2</sup> Total: 240.1m<sup>2</sup> Land: 470m<sup>2</sup> Ceiling insulation rating: R4 Wall insulation rating: R2 Rates: \$907pq Land tax (If tenanted): \$1,748pq

\* To receive the contract of sale, building report, and additional documents via email within just 10 minutes of your enquiry, please fill out the online request form. Be sure to check both your inbox and junk folder for prompt delivery, available 24/7.