

# 11 Coleman Street, Pearce, ACT 2607

## House For Sale

Monday, 8 July 2024



11 Coleman Street, Pearce, ACT 2607

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1059 m2

Type: House



Brett Hayman  
0411414624



Martin Faux  
0421593602

**\$1,950,000 +**

This elevated, light filled home showcases the warmth, texture, and contrast of timber elements, from the beautiful blue gum floors throughout the living areas to the framed dual French doors separating the formal lounge and dining rooms. The home is of generous proportions with designated open-plan family and meals area adjacent to the kitchen at the rear, plus a large north-facing formal lounge and dining room to the front, all featuring floor-to-ceiling windows. In the kitchen, timber cabinetry offsets stainless-steel appliances and dark Italian granite benchtops whilst a well-designed butler's pantry provides ample storage. A study nook is located at the end of the kitchen bench. High quality timber plantation shutters furnish the casual living areas which lead out to a covered, paved entertainment rear patio. Accommodation is provided by 4 bedrooms, the main with bespoke timber joinery in the massive walk-in wardrobe and ensuite with porcelain vanity and feature marble tiles. Internal stairs provide access down to a large double garage cleverly located to the side of the home to preserve the grandeur of the front façade. Step out of your front door here and you'll see the inviting walking trails of Mount Taylor toward the end of the street. You're also just a short walk away from local favourite Café Viin, the iconic Rama's Fijian Indian restaurant, and the Ethiopia Down Under and Saigon restaurants. A short drive will take you to the Southlands shops or Woden office precinct, Canberra Hospital and well-regarded schools. Additional features:- Elevated four-bedroom home on a corner block- Large master suite includes ensuite bathroom with separate spa bath and shower, floor-to-ceiling tiles and a large walk-in wardrobe- Bedrooms two and three have built-in wardrobes - Family bathroom with separate shower and bathtub- Formal north-facing lounge and dining rooms with French door access to casual living areas- Open-plan family and meals area with sliding door access to rear patio- Large kitchen with custom timber joinery, exceptional storage, butler's pantry, wine rack, Italian granite benchtops, island bench with seating, stainless steel appliances including gas cooktop and dishwasher, office nook- European laundry- Blue gum timber floors throughout living areas- Ducted gas and evaporative cooling for all year round comfort - Security system- Internal access down to double lock-up garage- Fully fenced rear yard- Low maintenance gardens- Mature fruit trees- Automated electronic watering system- Amazing neighbours "helpful with bins/mails when we went on holidays in the past"- Very quiet neighbourhood with little passing traffic- Plenty of off-street parking - New pergola in the backyard ideal for entertaining- New automated blinds for lounge x4 windows and 3 bedrooms- 3M night vision NV-35 tint on the windows in 3 bedrooms, family room (east facing), lounge room, stairs, and front door for privacy and energy efficiency- All new gutters- Electronic locks for front door and garage entry door (keyless entry)- Two new garage doors - New quality taps for both bathrooms (both sinks, both bathtubs and both showers)- 2.3m colorbond fence (replacing previous gates) for most of the perimeter of the house EER: 3.0 Living Area: 238 m<sup>2</sup> Garage: 49 m<sup>2</sup> Land Size: 1,059 m<sup>2</sup> Rates: \$4,887 pa (approx) Land Tax: \$9,029 pa (approx) Land Value: \$949,000 (2023)