

11 Fereday Street, Weston, ACT 2611



House For Sale

Saturday, 29 June 2024

11 Fereday Street, Weston, ACT 2611

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 605 m2

Type: House



Phyllis Tidmarsh
0439795369



Eva Bustamante Gonzalez
0403699613

Auction 20/07/2024

Your next exciting chapter awaits in this contemporary lifestyle home, located in the highly desirable McCubbin Rise, finished to exacting standards and perfect for extended families and those who love hosting. It showcases an aesthetic of clean lines, quality materials, abundant natural light and integrated indoor and outdoor living. The expansive heart of the home celebrates this, boasting a designer kitchen, an open-plan lounge and dining area. Each flows freely onto an alfresco entertaining zone with timber-lined ceiling. Sliding doors dissolve the barriers between inside and out and the backyard promises a secure place for kids and pets to play. On the ground floor, a second bedroom benefits from a striking ensuite and walk-in wardrobe, and with its location close to a private study - where sensational views abound - and the front entry, would make a wonderful option for grandparents, adult children or guests. The main master retreat is sequestered away on the second level. A palatial space, it features a bespoke walk-through wardrobe and a family-sized ensuite with double-sink vanity and a cheeky dual rainfall shower. Three additional bedrooms upstairs share access to a family bathroom and a second living room/rumpus that children will undoubtedly adopt as their own. This delightful home has it all. Beyond its gorgeous interiors and setting, the advantage here truly is the proximity to all necessary amenities. Not only does it provide incredibly quick commutes to all of Canberra's town centres and the CBD, but it's just a 500m stroll to the North Weston Ponds and beyond that, the Molonglo River with fabulous walking trails that capture the best of breathtaking views of Mt Stromlo and the Brindabella Ranges. The Orana Steiner School and Canberra Montessori School are also walkable, and it's just three minutes' drive to Coleman Court's retail, supermarket and medical services. The location provides easy access onto expressways and takes you to the city, the Parliamentary Triangle, Tuggeranong and Belconnen with the Woden Town Centre and Canberra Hospital just a short drive away. Special features:- Custom-built, north-facing home comprising of five spacious bedrooms, theatre room, two living areas and a study- Welcoming portico entrance- Upstairs master suite with walk in robe, huge ensuite with dual shower heads and dual sinks- Guest master suite with walk in robe and neutral toned ensuite- Vogue style kitchen with pendant lights, custom built stone benchtops (extra high), Bosch s/s dishwasher, Ceramic cooktop, 900mm pyrolytic oven with large pantry and generous storage- Open plan kitchen, dining and family room- Two segregated living areas- Theatre/lounge with retractable Velux blind and high window- Bedroom #3 with an automated external shutter and views across the Brindabella Ranges- Bedroom #4 set up as a study with enviable views- High ceilings throughout- Covered alfresco deck with gas bayonet fitting - RC/AC dual zoning throughout- Sundrenched rumpus room with elevated views across the Molonglo Valley- Separate laundry with generous storage throughout- Garden shed- Water tank - Instant gas hot water - Combined sprinkler and automated drip irrigation systems- NBN ready- 20 Solar Panels- 5.12 kW system, enhancing the home's sustainability- Tesla battery 6.4kWh - The back garden is ideal for modern families with hectic, time poor lifestyles- Sandstone retaining wall with veggie patches - Double remote-controlled garage with ample storage space- Easy-care and very private wraparound rear yard- Walking trails and bike paths (can mountain bike or walk to the Arboretum) Stats: EER: 6.0 Year built: 2012 UV: \$766,000 (2023) Block size: 605 sqm Residence: 300 sqm Rates: \$3,804 pa Land Tax if rented: \$6,753 pa *** You may be asked to remove your shoes upon entry to the open home. We apologise in advance for any inconvenience this may cause and thank you for your co-operation and understanding. *** Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.