

# 111 Ivo Whitton Circuit, Kambah, ACT, 2902

**BLACKSHAW**

## House For Sale

Wednesday, 21 August 2024

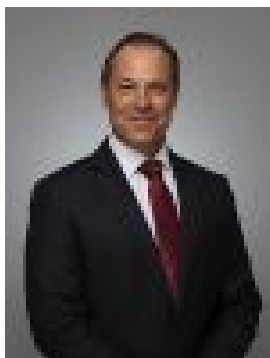
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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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## Welcome to Gleneagles Estate

With peaceful views overlooking the reserve adjoining the Murrumbidgee Golf Course, this unassuming family home is full of surprises upon entry. Modest from the street, this elegant home spills across three impressive levels. The lower level is configured to entertain, with formal dining and an open living space flowing out to two stunning alfresco rooms against the backdrop of the swimming pool and established hedging.

Servicing the living areas is the stylish kitchen with generous bench space, quality appliances, a large island and an integrated stone desk. This area is bathed in natural light throughout the day. The entry level features family spaces, including another sizeable living room, main bathroom and three bedrooms. The largest of which can easily accommodate a king-sized bed, large desk or couch.

When accessing the top level, you pass through the mezzanine office on the way to the spacious main bedroom. Lined with windows and taking up the entirety of the third level, maximum advantage is made of the treetop views and natural light flooding in from the generous north-facing balcony. The master suite is topped off with a bespoke walk-in wardrobe and an impressive marble ensuite with spa bath and shower.

The home is positioned conveniently close to Tuggeranong Town Centre and a range of excellent schools. For the locals, it's the scenery and natural surrounds that are the big drawcard. The residence is perfect for any family, offering plenty of space for children to play and includes a sparkling inground pool and the adjoining golf course/reserve which can be accessed directly via the rear gate. The incredible surrounding parkland provides the ability to hike up Urambi Hill for epic views, stroll the Bicentennial Trail, or picnic alongside the Murrumbidgee River - the options are endless.

### FEATURES

- Beautiful family home in coveted golf course estate
- Stunning mountain views
- Direct gate access to golf course
- Tranquil lifestyle
- Sparkling inground swimming pool
- Generous family sized living spaces - overlooking the swimming pool, gardens or entertaining areas
- Stylish, well-equipped kitchen, with stone tops, quality appliances and ample storage
- 4 bedrooms includes master bedroom suite complete with walk in robe (includes direct laundry chute) and private balcony
- Neutral bathroom decor – with the main ensuite bathroom boasting marble tiling with separate toilet
- Quality window treatments and soft furnishings
- Ducted heating and cooling to two upper levels
- In-slab heating to kitchen/dining/family and main bathroom
- Split heating/cooling systems to family room and main bedroom
- Fans to most bedrooms, family room, office and alfresco
- Automatic west facing awnings
- Low maintenance landscaped gardens
- Two alfresco and BBQ entertaining areas
- Automated double garage with internal access
- Permanent full-size adjustable basketball hoop on front drive
- Proximity to shopping centres, schools and school bus stop opposite