

**14 Castles Place, Melba, ACT, 2615**

LUTON

**House For Sale**

Thursday, 29 August 2024

14 Castles Place, Melba, ACT, 2615

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **Timeless and elegant Playoust inspired design with magnificent views!**

Situated in a premium cul-de-sac location, this Playoust inspired home offers sweeping views from the elevated position to the Brindabellas, Belconnen town centre and Black Mountain. The split level design and distinctive Sandstock bricks create outstanding street appeal, complemented by attractive hardy landscaping. Recent renovations of the kitchen and main bathroom showcase quality finishes.

The much loved home offers an ideal layout for the family, with separate formal and casual living areas, a large rumpus, an office/studio and extensive entertaining space on a deck and paved area.

The covered entrance opens to a welcoming entry with soaring ceiling, which continues along the hallway. A few steps lead up to the main living level, offering spacious formal and casual living areas, both flowing onto an expansive covered entertaining deck, with all capturing the inspiring views.

Timber framed windows in the kitchen and meals area offer magnificent treetop views to the Brindabellas occasionally dusted in snow, the town centre and Black Mountain tower. The stylish updated kitchen features stone benchtops and a Miele glass cooktop, pyrolytic and warming ovens, microwave, dishwasher, a Westinghouse fridge/freezer, soft close joinery and a walk-in pantry. There is underfloor heating to the kitchen, together with ducted gas heating and ducted evaporative cooling. Twelve solar panels offset costs.

High raked ceilings with exposed beams and a brick feature wall create atmosphere in the generous formal lounge/dining, large windows framing the views and a second sliding door opening onto the elevated deck.

On the entry level, the segregated, spacious master bedroom offers built-in robes and ensuite. The full length windows invite in plenty of natural light from the northerly aspect. Three secondary bedrooms feature built-in robes and renovated main bathroom has a bath, shower and separate w/c.

On the lower level, a large rumpus provides the ideal space for teenagers and children, while the adjacent laundry includes an additional w/c. This opens to a sheltered entertaining area with a brick barbeque, overlooking the gently sloping rear garden with grassy play space, bordered by mature shrubs.

Also on this level is a bright workshop/studio/office with external access and lots of storage with bench space. A large area of under-house storage with a concrete floor is accessed from the rumpus.

The brick carport and covered entrance can also provide even more entertaining space when required and connect with the barbeque area, catering for gatherings on any scale.

From the peaceful, friendly neighbourhood it is only a short walk to the local shops with an IGA, restaurant, separate take-away, cafe, hairdresser and vet, to Mt. Rogers Primary School, Melba Pre-school and Melba Copland Secondary School and College, parks, ovals and sporting facilities, and short drives to Florey and Charnwood shops, St. Monica's Primary School in Evatt, St. John the Apostle Primary School and St. Francis Xavier College (both in Florey), Jamison Centre, Belconnen Town Centre and North Canberra Hospital. It is only metres to bus stops on Alfred Hill and Kingsford-Smith Drives.

An exceptional family home with distinctive design, in an outstanding location!

### **Features**

📍Magnificent views from elegant, Playoust inspired home in prime, elevated cul-de-sac location

- ☒ Split level design and distinctive Sandstock bricks create outstanding street appeal
- ☒ Renovated in recent times showcasing quality finishes in kitchen and main bathroom
- ☒ Ideal layout for the family, with separate formal and casual living areas, a large downstairs rumpus, office/studio and extensive entertaining space on deck and a paved area
- ☒ On upper level, the kitchen and meals area offer treetop views to the Brindabellas, town centre and Black Mountain Tower
- ☒ Stylish updated kitchen features stone benchtops and a Miele glass cooktop, pyrolytic and warming ovens, microwave, dishwasher, a Westinghouse fridge/freezer, soft close joinery, underfloor heating to the kitchen, and a walk-in pantry
- ☒ Ducted gas heating and ducted evaporative cooling
- ☒ Family/meals opens to an elevated timber entertaining deck
- ☒ Generous formal lounge/dining features high raked ceilings with exposed beams, a brick feature wall, door and full length windows with timber pelmets, framing views
- ☒ Segregated, spacious master bedroom on entry level offers two built-in robes and ensuite, with plenty of natural light from the northerly aspect
- ☒ Three secondary bedrooms all feature built-in robes and renovated main bathroom offers a bath, shower and separate w/c
- ☒ Rinnai instantaneous hot water
- ☒ Twelve solar panels with 2.8Kw inverter
- ☒ Security system and Crimsafe screens to front and lower level external doors
- ☒ Large rumpus on lower level provides the ideal space for teenagers and children, while the adjacent laundry includes a double sink and an additional w/c
- ☒ Rumpus opens onto a sheltered, paved entertaining area with a brick barbeque, overlooking the gently sloping rear garden with grassy play space bordered by mature shrubs and double gates
- ☒ Lower level workshop/studio/office with external access and lots of storage with bench space, while a large area of under-house storage with a concrete floor is accessed from the rumpus
- ☒ Attached brick double carport with a door to paved entertaining area
- ☒ Subfloor cellar
- ☒ RZ2 Zoned block
- ☒ Completed 1975
- ☒ UCV \$596,000
- ☒ Rates \$3,077pa