

**17 Scrivener Street, O'connor, ACT, 2602**

TIMOTHY R<sup>D</sup>

**House For Sale**

Friday, 23 August 2024

17 Scrivener Street, O'connor, ACT, 2602

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Premier location - Three living areas

### The road home...

Nestled in the heart of O'Connor, this distinguished single-level residence, built in 2005, offers a rare opportunity to experience luxurious living in one of Canberra's most sought-after neighbourhoods. Set on a perfectly level parcel of land, this exceptional home boasts soaring high ceilings, expansive living spaces, and modern amenities that promise a lifestyle of unparalleled comfort and convenience.

As you approach this serene retreat, landscaped gardens beckon you into an oasis of single-level indulgence. The refined lounge and separate dining rooms create an exquisite setting for formal gatherings, seamlessly connecting to a hallway that leads to the impressive master suite. Here, you'll find a spacious walk-in robe and a lavish ensuite, offering a private sanctuary away from the hustle and bustle of everyday life. Bedroom five, positioned for flexibility, serves as an ideal guest room or private study.

The heart of the home unfolds in the open-plan living area, where the kitchen becomes a focal point with its abundant bench and cupboard space, Miele appliances, and a practical breakfast bar. This culinary haven flows effortlessly into the awe-inspiring family room, a space designed for casual entertaining, complemented by a substantial rumpus room that adapts effortlessly to your needs—whether as a home office, theatre, or children's playroom.

Towards the rear of the home, the additional bedrooms, all generously proportioned, provide ample accommodation for family and guests. The cleverly designed three-way main bathroom ensures convenience and privacy, while the separate laundry and linen cupboards add a touch of practicality to everyday tasks.

### The road ahead...

Step outside to discover a covered entertaining area that overlooks the low-maintenance rear yard, complete with a substantial garden shed. The side gated access to the rear yard adds an extra layer of convenience, while the double garage with internal access and a large storage room caters to all your storage needs. Additional features include ducted gas heating, evaporative cooling, ducted vacuum, and a water tank, ensuring comfort throughout the seasons.

Located just moments from Canberra City Centre, O'Connor shops, Tillies, and esteemed local schools, 17 Scrivener Street offers the perfect blend of modern comfort and inner-city convenience. It's rare to find a home that offers such generous living spaces all on one level—making this property a true gem in the Canberra market.

Experience the ultimate in sophisticated living in this premier inner-city location.

### Quality features include...

- \* Built in 2005
- \* Single level design
- \* Formal lounge and dining area with elegant timber flooring
- \* Expansive family and rumpus room
- \* Generous master bedroom with walk-in robe and ensuite
- \* Two-way powder room to bedroom five
- \* Spacious bathroom with spa bath, and ensuite with bathtub
- \* Ducted gas heating and evaporative cooling
- \* Double garage (internal access, automatic roller doors), plus storage room
- \* Ducted vacuum
- \* Delightful covered entertaining area
- \* Low maintenance landscaped grounds

\* Large garden shed

\* Located just moments from Canberra City Centre, O'Connor shops, Tillies, and esteemed local schools including Lyneham High School

Residence: 263.68m<sup>2</sup> (approx.)

Garage/Store: 47.71m<sup>2</sup> (approx.)