

**18 Clarkson Street, Pearce, ACT, 2607**

**BLACKSHAW**

**House For Sale**

Thursday, 22 August 2024

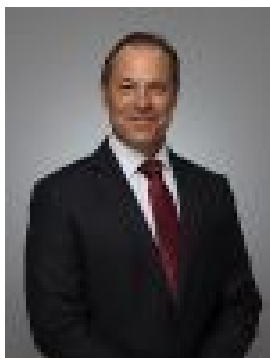
18 Clarkson Street, Pearce, ACT, 2607

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Mario Sanfrancesco  
0262952433

## **A true family home and an entertainer's delight!**

In an elevated position in a quiet friendly neighbourhood, this family home provides comfort, sophistication and versatility. The home is nestled in a tranquil leafy street, near the nature reserves at the foot of Mount Taylor.

As you enter this light-filled house, the open plan design provides a functional and spacious kitchen, dining and living area. Large double glazed picture windows offer fabulous views to Isaacs Ridge to the front and Mount Taylor to the side. The kitchen is well-appointed with quality Miele appliances and plenty of storage for a large family. The kitchen opens seamlessly to the side and rear covered entertaining areas through large French doors, a perfect setting for outdoor dining with family and friends.

All four bedrooms are well-proportioned with the three front bedrooms serviced by a tasteful bathroom containing a shower and original ceramic bathtub. The generous private master bedroom part of the extension situated at the rear of the home with a large walk-in robe and sizeable ensuite featuring a deep luxurious ceramic bathtub. The extension, which includes a European laundry, also boasts a second, separate family room, complete with floor to ceiling windows and a three-panel sliding door, that flows to the fabulous rear deck and lush garden beyond; a perfect private space to relax, unwind and enjoy intimate gatherings, or cater for large parties in the spacious outdoor entertaining areas.

The property is fully enclosed with two lockable side gates, providing privacy, safety and security for children and pets.

This home is walking distance from Marist College, Melrose High School, Southlands Mawson and is a short drive from the new TAFE campus development, Woden shopping centre and Canberra Hospital. For nature lovers, at the doorstep of this home is Mount Taylor where native flora and fauna abound. This is a must-see property!

### Features:

- Positioned in a quiet, tree-lined street
- Fabulous views to Isaacs Ridge and Woden Valley
- Wraparound deck perfect for outdoor dining, and BBQs
- Two separate light filled living areas
- Stylish open style kitchen with generous storage
- Well-proportioned rooms throughout
- Two tasteful bathrooms + powder room
- Timber flooring throughout and tiled floors to bathrooms
- Neutral window furnishings
- Beautiful private backyard with established trees and lush garden
- Separate gas ducted heating and evaporative cooling
- Digital keypad front door entry
- Video doorbell intercom with remote control
- Double glazed windows
- Large single garage with access to under-house storage
- Central to local shopping, schools, public transport, essential services and the Parliamentary Triangle.