

19 Kenyon Circuit, Monash, ACT, 2904

LUTON

House For Sale

Thursday, 22 August 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Justine Burke

Spacious Family Home in a Premium Location

Quietly secluded in a pretty loop street, opposite green space, this picturesque four bedroom, ensuite property is an immaculate, spacious haven, ideal for family living.

Offering approx. 204m² of expansive, super-neat accommodation including three separate living areas, outside, a stunning backyard features a covered timber deck that extends to an additional paved courtyard and established gardens. The entire property showcases the benefits of years of loving care, careful design and the sort of attention to detail that creates a quality haven for family living.

Walking into the home past the decorative front garden into the light-filled formal lounge and dining areas is a visual treat. Raked ceilings with exposed beams emphasise the height and space in the room that overlooks the gardens and gives easy access to a fabulous rear deck.

The clever floorplan wraps the lounge, dining and family rooms around the kitchen, but allows the formal areas to be separate as required. Informal living includes a spacious rumpus room or study with built-in shelving and storage that could be utilised as a playroom, or home office. Internal access from the double garage and sliding doors to the rear deck would allow for a separate entrance. Adjoining the family area, the modern, generously sized kitchen has quality appliances, custom storage and sleek cabinetry. The large stone bench extends to a generous breakfast bar and there's a gorgeous outlook over the rear garden and paved courtyard a beautiful distraction when washing the dishes.

The generously sized bedrooms are segregated from the living areas, each room benefitting from built-in wardrobes, plantation shutters and ceiling fans. The main bedroom overlooks the front garden and features an extremely well-presented ensuite with floor to ceiling tiling and a walk-in wardrobe. The main bathroom is also largely original with excellent presentation and is very well sized, has floor to ceiling tiling, a large shower, bath and separate toilet.

Outside the magic continues. The attention to detail and clear care for the home is evident in the covered rear timber deck, complete with roof insulation and rangehood over the barbecue. Stepping down from the deck, a paved courtyard garden area extends the entertaining options. There's heaps of room for a fire pit here, a tricycle route for the toddlers or basketball hoop for the bigger kids. The rest of the back yard is filled with a mixture of beautiful trees, plants, raised vegetable bed and screening hedges against the secure Colorbond fencing. There will always be the perfect spot to just sit back, relax and soak up the atmosphere here.

Set on a fabulous 916m² block (approx.) in a peaceful neighbourhood, this inviting family friendly residence is move-in ready and has potential for value-adding renovations. Located conveniently close to Monash Pre and Primary Schools, Erindale shopping centre is nearby. Tuggeranong's South.Point shopping centre and Woden's Westfield Mall are a short drive away, along easily accessed main transport routes.

Simply move in and enjoy all the benefits of the sellers' hard work. Come and see the potential here.

Features:

- Spacious picture-perfect family home facing reserve
- Immaculately presented with high comfort factor
- Set in a quiet leafy loop street on an approx. 916m² block
- Attractive street presence, landscaped front garden
- Three living areas, four bedrooms segregated from living
- Large lounge and dining room, raked ceiling, exposed timber beams, deck access
- Rumpus room/study with built-in shelving, storage, access to garage and deck
- Large family/meals area with reverse cycle air conditioner, deck access
- Renovated kitchen with 90cm Ilve stove with gas burner
- Miele dishwasher, double sink, modern cabinetry, custom storage

- Large stone benchtop extending to breakfast bar, deck access
- Generously sized bedrooms with built-in wardrobes, plantation blinds, ceiling fans
- Main bedroom with walk-in wardrobe
- Well-presented ensuite with, neat vanity, spa bath, shower
- Main bathroom with two vanities, floor to ceiling tiling, bath, shower, separate toilet
- Laundry with good storage, external access
- Abundant storage options throughout
- Ducted gas heating
- 3kW solar system
- NBN to the street
- Large rear covered timber deck, roof insulation, rangehood, outdoor setting
- Paved rear courtyard,
- Private back yard a mixture of lawn, established gardens, screening hedges
- Raised vegetable bed, shed, Colorbond fencing, gates at either side of house
- Double garage with auto opening door, covered external access from front terrace
- Internal access to study
- Within walking distance to Monash Pre and Primary Schools
- Close to Erindale shopping centre and Mackillop College nearby
- Short drive to Tuggeranong town centre's South.Point mall, Woden's Westfield Mall
- Rental appraisal \$775 to \$825 per week

EER: 4

Land Size: 916m²

Living Size: 204m² (approx.)

Land Rates: \$2,681 p.a (approx.)

Land Value: \$453,000 (approx.)