

30 Ulysses Circuit, Wright, ACT, 2611

LUTON

House For Sale

Thursday, 17 October 2024

30 Ulysses Circuit, Wright, ACT, 2611

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Type: House

Family Haven with 360-Degree Views

Expressions of interest closing 5pm Thursday 7 November

Set in a premier hilltop location in Wright, this stunning family home offers sweeping views from every angle, including breathtaking vistas of the Brindabella Ranges, Telstra Tower, Parliament House, and Mount Stromlo. Positioned on a generous 587m² corner block, this home balances luxury with practicality, featuring low-maintenance landscaping, energy-efficient design, and a range of premium inclusions.

A standout feature of the property is the fully self-contained one-bedroom ensuite unit, complete with a private, ground level entrance, its own hot water system, air conditioning, and garden access. This unit offers exceptional versatility for multi-generational living or the potential for additional income, making it a valuable asset to the home.

Perfect for family living, the home offers versatile spaces, including two downstairs bedrooms with built-in wardrobes, a full-sized laundry, and a bathroom with a freestanding bathtub and separate shower. The ground floor also houses an oversized double garage, a TV room, and a gym with garden access.

Upstairs, a cozy family room, study nook, and third bedroom or study option are complemented by a stylish main bedroom suite with a walk-through wardrobe, a sleek ensuite, and stunning views out to Mt Stromlo.

The heart of the home is an open-plan kitchen and dining area, fitted with premium Smeg appliances, an induction cooktop, and a plumbed-in fridge. The kitchen seamlessly extends onto a balcony, perfect for alfresco dining while enjoying the sweeping panoramic views.

With features such as timber flooring, ducted and zoned reverse-cycle air conditioning, UPVC double-glazed windows, security cameras, 6kW solar, water tank, ample storage, and energy-efficient honeycomb blinds, this home is designed for comfort and sustainability. Situated within walking distance to parklands and local schools, and near Mount Stromlo's biking and walking trails, this property is the perfect family retreat in a sought-after Wright location.

This property is currently under the ACT Land Rent Scheme, please contact us for further information.

Features:

- Premium hilltop location with panoramic views
- 587m² corner block with low-maintenance landscaping
- Separate entrance one-bedroom ensuite unit with garden access and Stromlo views
- Oversized double garage with automatic door
- Downstairs TV room and gym with garden access
- Gorgeous kitchen and open-plan dining with balcony access and spectacular views
- Smeg appliances, induction cooktop, and plumbed-in fridge
- 6kW solar system
- Timber flooring
- UPVC double-glazed tilt and turn windows
- Ducted and zoned reverse-cycle heating and cooling
- Water tank
- Security cameras
- Energy-efficient honeycomb blinds
- Main bedroom suite with walk-through wardrobe, stylish ensuite, and Mt Stromlo views
- Upstairs bedroom with built-in wardrobe
- Main bathroom perfect for guests
- Study nook and cosy family room
- Two downstairs bedrooms with built-in wardrobes

- ☒ Downstairs bathroom with free-standing bathtub and separate shower
- ☒ Full-sized laundry
- ☒ Close to Evelyn Scott and Charles Weston Schools
- ☒ Great location across from parkland and close to Mt Stromlo walking and biking trails
- ☒ Built in 2021
- ☒ Rental estimate of \$1,150 - \$1,250 per week

EER: 6

Land size: 587m²

Living size: 276m² (approx.)

Garage size: 47m²

Rates: \$3,604 p.a (approx.)

Land value: \$639,000