

**44 La Perouse Street, Griffith, ACT 2603**



**House For Sale**

Saturday, 29 June 2024

44 La Perouse Street, Griffith, ACT 2603

**Bedrooms: 3**

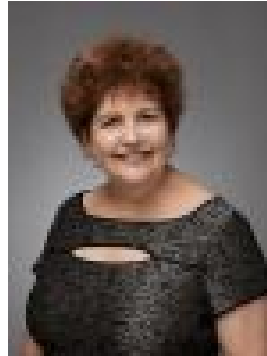
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Andrew Chamberlain  
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Christine Shaw  
0262952433

## Auction

There are times when a unique and very special location comes to the market - and 44 La Perouse Street Griffith is such a location. Imagine living just an easy stroll to Manuka shopping precinct and the restaurant/cafe life, but also to have a huge 1170m<sup>2</sup> parcel of land with a park reserve on two boundaries. Without two boundary fences, the amount of established greenspace seems endless. Rare indeed. If the location alone is not enough to entice you, stepping inside this incredibly well-maintained home will feel like a welcoming walk into the past. Mid century features of large expanses of windows, high ceilings and classic ribbed glass take you back to another era. When you visit, your mind will start to race on future plans, as the design of the home - all under the one roofline - opens up thoughts of open air atriums and many more architectural possibilities. Subject to ACPTLA approvals, the versatility of this home might allow the dining area to become bedroom 3 in the original home, and the 1965 annex might allow a self-contained separate wing if expansion into the workshop is permitted. Of course, if it is just the parcel of land itself you are interested in, please visit as the possibilities are only limited by your imagination. Should the open time schedule not suit your timing, please call Christine Shaw on 0405 135 009 for a personal viewing time.

Features: Early 1960s double brick build of original home plus separate wing  
North-facing orientation of all living areas  
Both residences are under the one roofline  
Built-in robes for all 3 bedrooms  
High ceilings throughout  
Established gardens with pond  
Open park reserve on two boundary sides  
Carport capacity comfortably for two cars

1962 Residence: Original fireplace and timber mantle  
Large entrance hallway befitting of the era  
Retro kitchen with island and storage  
Wall oven and gas cooktop  
Ariston dishwasher  
Huge expanse of living areas opening out to terraces  
Large windows allow streams of sunlight  
Bathroom with separate shower and bath  
Separate powder room  
Separate laundry/mud room  
Original milk delivery cupboard

1965 Residence: Continuation of the same roofline as the original residence  
Large windows  
Double doors opening to terrace  
Direct access to garden terrace and pond  
Built-in make-up mirrored vanity  
Bathroom  
Workshop room

Block 1 of Section 88  
1962 original home: 178.2m<sup>2</sup>  
1965 extension: 30.61m<sup>2</sup>  
Total Residence: 208.81m<sup>2</sup>  
Workshop: 16m<sup>2</sup>  
Carport: 64.86m<sup>2</sup>  
EER 2  
Land Size: 1170m<sup>2</sup>  
Land Value: \$1,550,000  
Land Rates: \$7663 pa  
Note: all measurements and figures are approximate.