

5 Arrellah Place, O'Malley, ACT 2606

House For Sale

Saturday, 29 June 2024



5 Arrellah Place, O'Malley, ACT 2606

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 1130 m2

Type: House



Anthony McCormack
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Alex Addison
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Auction

Set in a secluded and tightly held area of O'Malley, this commanding residence is a rare and exceptional offering of a multi-purpose property, thoughtfully designed with the flexibility to accommodate families at any stage of life. Divided over two levels, the lower floor features two bedrooms plus study, two bathrooms, centrally located kitchen, and multiple light-filled living spaces with seamless flow. The upper floor comprises two additional bedrooms with a shared ensuite, perfect for families searching for privacy and separation. Enjoy summer months entertaining family and friends on the paved outdoor area surrounded by established gardens. Adding to the extraordinary features of the property is solar heated indoor pool, with a jet stream for aqua jogs! According to the Seller's, the most impressive aspect of this house is the neighbourhood. The best neighbours one can imagine – kind, affectionate, caring and loving. It has to be the finest street in Canberra. Whether you have a large or extended family, or are looking for investment potential, you do not want to miss your chance to secure this rare lifestyle opportunity.

FEATURES

- Expansive 300m² (approx.) family home in a tightly held cul-de-sac
- Huge 1,130m² (approx.) parcel of land
- Minutes to The Canberra Hospital and Woden Town Centre
- Multiple light-filled living and dining areas
- Centrally located kitchen with good cupboard and bench space
- Huge master suite with built-in wardrobes, ensuite, and attached home office or nursery
- Three additional bedrooms (two upstairs), all with built-in wardrobes
- Bedroom three and four with shared ensuite
- Main bathroom downstairs servicing bedroom two
- Separate laundry
- Indoor pool with jet stream and solar heating, chlorine and salt free (ideal for sensitive skin and minimal cleaning)
- Ducted gas heating and reverse cycle air conditioning throughout
- Split system air conditioning in three bedrooms
- Oversized three-car garage with automatic doors and internal access
- Ample off-street parking
- Good storage throughout, including attic in garage
- Paved area for outdoor entertaining
- Established gardens
- Close to popular schools, shops, and arterial roads to all areas of the city

STATISTICS (all figures are approximate) EER: 1.5 Living Area: 246m² Indoor Pool: 54m² Garage: 60m² Land Size: 1,130m² Land Value: \$1,019,000 (2023) Rates: \$1,181 per quarter Land Tax: \$2,175 per quarter (only applicable if not primary residence) Construction: 1991 Rental Range: \$1,050 - \$1,070 per week