

59 Flinders Way, Griffith, ACT, 2603



House For Sale

Thursday, 12 September 2024

59 Flinders Way, Griffith, ACT, 2603

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Type: House



Mario Sanfrancesco
0262952433

Old Canberra character with a contemporary twist on the doorstep of Manuka

An exceptional location just moments from Manuka and the Canberra Grammar school as well as many popular central attractions this delightful residence effortlessly combines distinguished classic charm with modern convenience, offering a refined living experience.

The formal living room at the front of the home is a bright, comfortable space showcasing elegantly restored original cornicing and architraves, complemented by a classic wood fireplace and timber flooring.

The kitchen has been thoughtfully updated and includes quality appliances, including an oversized oven, gas stove, and rangehood. Adjacent to the kitchen and meals area is a new deck, perfect for alfresco dining. Additional outdoor entertaining space allows families to make the most of the sunny rear yard and enjoy the beautiful garden with a selection of lemon, kumquat, and olive trees lining the well-maintained lawn.

Three well-proportioned bedrooms all benefit from built-in storage and views of the front or rear gardens. The bathroom has been upgraded to harmoniously blend with the home's elegant atmosphere. A study with its own upgraded powder room is the perfect work-from-home space or can be used for any number of purposes.

Restored original features preserve the home's historic elegance. Meanwhile, fresh paint and carpet throughout the home as well as ducted gas heating and Fujitsu heating and cooling units in the lounge and kitchen/meals area ensure contemporary comfort.

The location of this home is supreme with Manuka Village, Griffith shops and Kingston Foreshore just minutes away offering convenience to a range of cafes, restaurants, well used amenities and services. This home is also within enviable proximity to some of Canberra's finest schools including The Canberra Grammar School and Canberra Girls Grammar School, St Clares College, Saint Edmund's College and Narrabundah College. The position is also close to public transport and main arterial roads including those that lead to the Canberra Airport, the CBD, and Red Hill Nature Reserve and a variety of walking tracks.

Features:

- Prime location - very close to Manuka and so many popular cafes, restaurants and businesses with excellent proximity to central Canberra attractions including top Canberra schools, shopping precincts and local parks
- Charming old Griffith residence with renewed original features including sash windows, cornicing and architraves
- Timber flooring
- Original wood fireplace in formal living room.
- Updated Kitchen featuring quality Westinghouse appliances – including oversized oven, gas stove, and rangehood.
- Three bedrooms with built in storage and garden views to each
- Study with powder room
- Upgraded bathroom and powder room
- Updated European concealed Laundry
- Fresh paint and new carpeting throughout
- Ducted gas heating + Fujitsu heating and cooling units in the front lounge and kitchen/meals area.
- New rear deck adjacent to the kitchen
- Sunny yard featuring hedging, a well-maintained lawn and established trees – including citrus trees
- New guttering
- New privacy screen to backyard
- Single lock up garage