

**68 Buvelot St, Weston, ACT, 2611**

**House For Sale**

Friday, 9 August 2024



68 Buvelot St, Weston, ACT, 2611

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**



Brett Hayman

0411414624

## Architecturally designed tri-level masterpiece

Step into luxury with this architecturally designed tri-level home that redefines modern living. From the moment you enter, you will be captivated by the elegance and sophistication of this stunning residence, perfectly crafted for those who appreciate the finer things in life.

Featuring exquisite solid Blackbutt timber flooring throughout the main areas, and high ceilings, every corner of this home exudes quality and style. The seamless indoor-outdoor living spaces are bathed in natural light, with spacious areas offering an inviting atmosphere that is perfect for relaxation and entertainment.

The heart of this home is the designer kitchen, a culinary haven equipped with Bosch appliances – dual Bosch steam ovens, induction cooktop – 40mm stone benchtops and a butler's pantry with two integrated dishwasher drawers. For the wine connoisseur, there is a dedicated wine cellar with trapdoor access from the butler's pantry, and the whole family is sure to love the ultimate at home cinema experience in the designated home theatre.

Your year-round comfort is at the forefront of the home's design. Zoned ducted reverse heating and cooling can be activated by remote phone access, light switches are Bluetooth enabled, and there are remote controlled electric roller blinds throughout. There is an Ecosa gas fireplace featured in the spacious and light-filled living area, and for the sustainability conscious, a 10Kw solar power system and 10,000L of rainwater storage. The master suite is a true retreat, offering breathtaking mountain views, a movie projector and sound system. The oversized walk in robe is sure to impress even the most fashion oriented individual, and the ensuite with its heated flooring will be pure heaven at the end of the busy workday. The three additional bedrooms also offer built in robes, with ample space for the family, and are serviced by two luxurious designer bathrooms.

For the privacy and enjoyment of your guests, there is a self-contained rumpus area with a bathroom and kitchenette that enjoys separate access. There will be plenty of parking for all, with internal access to a large double car garage and storage area, as well as two additional lockable hard stands.

Outside, your private oasis continues. A purpose built alfresco area is ideal for entertaining, complete with outdoor plumbed kitchen and outdoor heating, set against the serene backdrop of landscaped grounds and resort-like amenities, including an outdoor shower, custom made cedar sauna with Tylo Sense Pure 6 equipment, and solar heated inground saltwater swimming with mesmerizing waterfall feature.

For those who enjoy the spirit of the outdoors, 68 Buvelot Street, Weston is just a stone's throw away from Oakey Hill Nature Reserve and picturesque walking trails. It truly is the perfect blend of luxury, lifestyle and natural beauty. Don't miss this rare opportunity to own an architectural masterpiece that epitomizes contemporary elegance and sophisticated living.

### Property features

- Architecturally designed tri-level residence
- Landscaped grounds, indoor / outdoor living
- Purpose built alfresco area with outdoor plumbed kitchen and outdoor heating
- Open plan kitchen / living area, 3.6m high ceilings
- Solid blackbutt timber flooring in the main areas
- Designer kitchen with twin Bosch steam ovens, induction cooktop, 40mm stone benchtops
- Butler's pantry with two integrated dishwasher drawers, dedicated wine cellar with trapdoor access
- Home theatre
- Four spacious bedrooms with built in robes, master suite with large walk in robe and ensuite
- Two additional luxuriously styled bathrooms
- Electric roller blinds, Bluetooth enabled light switches
- Self-contained rumpus with bathroom, kitchenette and external access
- Ducted reverse heating and cooling, zoned and remote phone accessible
- Double garage with internal access, storage area and two additional lockable hard stands
- 10kw Solar power system, 10,000L rainwater storage

- Security cameras with viewing screen
- Outdoor shower, custom made cedar sauna with Tylo Sense Pure 6 equipment and inground solar heated saltwater pool
- Close to the Oakey Hill Nature Reserve and walking trails, family park and greenspace

- EER: 5.0
- Living Area: 288m<sup>2</sup>
- Garage: 38m<sup>2</sup>
- Rates: \$3,319 pa (approx)
- Land Tax: \$6,212 pa (approx)
- Land Size: 665m<sup>2</sup>
- Land Value: \$616,000 (2023)

#### Nearby

- Cooleman Court
- Oakey Hill Nature Reserve and walking trails
- The Canberra Hospital
- St John Vianney's Primary School
- Stromlo High School
- Canberra College