

7 Alexandra St, Hall, ACT, 2618

The logo for STONE, featuring the word "STONE" in white capital letters inside a dark blue rectangular box with a white border.

House For Sale

Friday, 20 September 2024

7 Alexandra St, Hall, ACT, 2618

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House

Unrivalled lifestyle in Canberra's most esteemed locations

Positioned on an expansive 2,026 sqm block in the prestigious suburb of Hall, this generous 4 bedroom residence offers a rare blend of elegance and space in Northern Canberra. Perfect for families or professionals seeking both privacy and luxury, the sprawling grounds provide an unparalleled sense of freedom, while the home's design emphasises sophistication at every turn.

Featuring a spacious floorplan and a great mix of formal and informal living areas, your thoughtfully segmented spaces offer versatility. With a space for everyone and every occasion, this home is brilliant for both intimate gatherings and large-scale entertaining, all while maintaining a warm and welcoming atmosphere.

At the heart of the home, the sleek and modern kitchen stands as a focal point for family life and entertainment. Equipped with all your essential appliances, ample storage, and a seamless flow to the dining and family areas, the kitchen is both functional and stylish. It opens onto your large family area, with the space to design your home into exactly as you envision it.

Outside, the vast block provides the elevated suburban lifestyle for outdoor living, presenting a swimming pool and tennis court area off your expansive 18 sqm porch space. This residence not only offers a grand home but also the promise of a lifestyle that combines luxury, comfort, and the tranquillity of a prestigious location in Hall, while remaining connected to all that Canberra has to offer.

Features Overview:

- North-east facing
- Stunning in-ground swimming pool
- Tennis court/Basketball court
- Triple car garage
- 10kW Solar system, 28 panels
- Additional study room
- NBN connected with Fibre to the Premises (FTTP)
- Built in 1968, custom renovations overtime including kitchen and bathrooms
- EER (Energy Efficiency Rating): 3.5 Stars

Sizes (Approx.)

- Internal Living: 223.42 sqm
- Garage: 79.62 sqm
- Porch: 18.57 sqm
- Total residence: 321.61 sqm
- Block: 2,026 sqm

Prices:

- Rates: \$1,385.56 per quarter
- Conservative rental estimate (unfurnished): \$950 – \$1100 per week

Inside:

- State of the art inclusions throughout
- Choice of multiple living areas
- Grand kitchen to the heart of the home
- 40mm stone bench tops in kitchen, custom joinery
- Double Siemens oven, custom Billi system
- Integrated appliances including dishwasher and fridge
- Island kitchen layout overlooking main living area and the outdoors

- Generous family room with appointed TV space and ethanol fireplace
- New French doors to living and dining areas
- Dedicated laundry room
- Segregated to master bedroom with ensuite
- Three additional spacious bedrooms, each with built in robes
- Zoned reverse cycle heating and cooling

Outside:

- Expansive porch area
- In-ground swimming pool
- Tennis court can also be used as a basketball court with professionally installed hoops
- Triple car garage
- Grass space to the rear, perfect for the kids to enjoy
- Front-lawn wrap-around drive way
- Lush manicured gardens at front and back of residence

Construction Information:

- Flooring: Concrete and timber flooring
- External Walls: Brick veneer and weatherboard cladding
- Roof Framing: Timber: Truss roof framing and conventionally pitched roof framing
- Roof Cladding: Concrete roof tiles & metal roof covering

****Inspections****

This property will be view by appointment only. If you would like to arrange an inspection please email us at:
jessdoolan@stonerealestate.com.au.

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