

71 La Perouse Street, Griffith, ACT, 2603



House For Sale

Friday, 20 September 2024

71 La Perouse Street, Griffith, ACT, 2603

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House



Louise Harget

Classic. Timeless. Immaculate.

Built in 2014 by Classic Constructions, this home offers the refreshing appeal of a nearly new residence. Boasting high energy efficiency and spotless presentation, its dual-level floor plan emphasizes both function and spaciousness, ideal for sun-filled living. The design caters thoughtfully to a relaxed lifestyle with timeless, yet classic styling that accommodates large or extended families.

Approached by a hedged frontage, the home features a strong façade that sets the tone for the quality evident throughout. Key highlights of #71 include a luxurious, well-appointed kitchen equipped with AEG appliances, a Butler's pantry, 900mm induction cooktop, and an impressive 3.6m waterfall edge Caesar Stone island bench. This culinary centrepiece opens to a vast informal dining and living area with a feature two way gas fireplace. Corner double-glazed stacker doors seamlessly connect indoors to a covered elevated alfresco space offering leafy treetop district views, and streaming North Eastern sunshine.

Encompassing over 320sqm under roofline, the property is intelligently designed with three generously proportioned living areas. The palatial master suite is complemented by an entry foyer, a formal lounge with a two-way fireplace linking to the family room and kitchen, an upper-level children's room or nursery, powder room and a master bathroom. Descending via a graceful glass-walled staircase, the lower level hosts three sizable bedrooms, a rumpus room opening onto a terrace, and a family-sized bathroom and laundry with ample storage and garden access.

Outside, established hedges and side lane access cater to practicalities such as storing a boat or camper trailer. The landscaped grounds feature Ornamental Pear trees, fruiting citrus trees, lush perfectly neat hedges, a madgestic Chinese Elm and raised vegetable gardens, all complemented by beautiful travertine tiled entertaining spaces and paths.

With its high energy efficiency tailored perfectly for Canberra's climate, this property fosters a family-friendly environment. Situated within a short stroll to Manuka, it offers convenient access to premier schools including Narrabundah College, Canberra Grammar School (CGS), Red Hill Primary, Telopea Park School, and St Bede's.

- * Spotted gum hardwood flooring throughout upper level, by 5 Star Flooring
- * 2.7m ceilings throughout upper level + full height doors + triple step cornices
- * Double glazed right through + beautiful plantation shutters
- * Ducted gas heating + evaporative cooling zoned upstairs and down
- * Vast under house storeroom/ workshop + the perfect home gym room
- * Low maintenance garden, super easy care, secure and fenced for kids and pets
- * The Butler's pantry is plumbed for the future inclusion of an additional dishwasher or washing machine/ dryer
- * Downstairs has an internal wall plumbed for the future inclusion of a bar or kitchenette
- * 2 rain sensor Velux skylights
- * Double twin fridge space (plumbing available) + dual AEG wall ovens + 900mm induction cooktop + integrated microwave
- * Considered cabinetry, deep kitchen draws, integrated bin system, coffee station, adjacent butlers pantry directly off the garage
- * 6x6m elevated alfresco space, with spotted gum decking and leady treetop vistas
- * Spacious double garage, with storage and sink, oodles of storage space
- * Hills ducted vacuum upstairs and down + Hills homes security system
- * 2 Rinnai Instant water heaters

EER: 5.5

Land Size: 822sqm (approx.)

Rates: \$6,728pa (approx.)

Land Tax: \$14,632pa (approx. if rented out)

UCV: \$1,340,000 (2024)

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