

# 8 Birdwood Street, Hughes, ACT 2605



## House For Sale

Friday, 14 June 2024

8 Birdwood Street, Hughes, ACT 2605

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 897 m2**

**Type: House**



Brenden Blewitt  
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**\$2,700,000+**

Welcome to The Art House, a residence that stands as a testament to contemporary design and architectural brilliance. Designed by the acclaimed Terry Ring, this stunning property was a finalist in the prestigious HIA Housing Design Awards, showcasing its exceptional aesthetic and functional qualities. As you enter through the grand foyer, you're immediately greeted by an impressive gallery space that sets the tone for the entire home. This entryway is just the beginning of a journey through a series of beautifully crafted spaces that blend form and function seamlessly. The heart of The Art House is its open-plan kitchen, family room, and dining area. The gourmet kitchen features a large island bench, walk-through pantry, and combined laundry. It is equipped with double ovens, a gas cooktop, and a breakfast bar, all overlooking the expansive living areas and the breathtaking views beyond. Step outside from the living room to the first of two outdoor entertaining areas, where you can enjoy panoramic views of the Woden Valley and the Brindabella Mountains. This space is perfect for alfresco dining and entertaining, offering a serene escape with stunning natural vistas. Back through the gallery, you'll find the north-facing formal lounge with direct access to the front gardens. This elegant space is perfect for intimate gatherings or a quiet retreat. The ground floor also houses the second main bedroom or guest suite with a walk-in robe and ensuite, along with bedrooms three and four. Each bedroom features tasteful built-in cabinetry, with bedroom four additionally boasting a spacious built-in desk. All bedrooms are generously sized to king proportions, providing comfort and luxury. Upstairs is the exquisite parents' retreat, a private sanctuary featuring a spacious lounge area, balcony, walk-through robe, and a superb ensuite. Here, the views are even more spectacular and offer you a serene and private escape. The private rear yard includes a second outdoor entertaining area, ensuring you have year-round options for outdoor enjoyment. The north-facing home is designed for comfort and efficiency, offering in-slab hydronic zoned heating and ducted reverse cycle air conditioning, along with solar panels and double glazing throughout. The oversized double garage comes with built-in storage and a second laundry, providing ample space for all your needs. Additional storage spaces and an extra-long driveway offering ample off-street parking ensures that the practical aspects of this impeccable home are thoroughly covered. Outside, the landscaped gardens create a picturesque backdrop, enhancing the beauty and tranquility of The Art House. This property is more than just a home; it's a work of art that offers an unparalleled living experience. Don't miss the opportunity to own this architecturally designed masterpiece.

**Features:**

- **Architectural Design:** Designed by Terry Ring, finalist in HIA Housing Design Awards.
- **Grand Entry:** Impressive gallery space as a focal point.
- **Open-Plan Living:** Kitchen, family room, and dining area
- **Gourmet kitchen:** Island bench, walk-through pantry combined laundry, double ovens and gas cooktop
- **Outdoor Spaces:** Two outdoor entertaining areas with views of Woden Valley and Brindabella Mountains.
- **Formal Lounge:** North-facing retreat
- **King-sized Bedrooms:** Ground floor features a guest suite with ensuite, plus bedrooms three and four
- **Parents' Retreat:** Upstairs sanctuary with spacious lounge, balcony, walk-through robe, and ensuite
- **Heating & Cooling:** In-slab hydronic zoned heating, zoned ducted reverse cycle air conditioning
- **Energy Efficiency:** 10.4kw solar panels with a 3 phase 8.2kw solar inverter and double glazing throughout
- **Garage & Storage:** Oversized double garage with built-in storage and second laundry
- **Landscaped Gardens:** Beautiful gardens providing a tranquil backdrop.
- **Water tank 5000L**
- **EER 4.0**
- **Living 320m<sup>2</sup>**
- **Garage 49m<sup>2</sup>**
- **Block 897m<sup>2</sup>**

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