

80 Dawes Street, Kingston, ACT 2604

LUTON

House For Sale

Saturday, 29 June 2024

80 Dawes Street, Kingston, ACT 2604

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 418 m2

Type: House



Sophie Luton
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\$3,485,000

Two storey in design, full of natural light featuring a northerly orientation to the widespread front and offering multiple formal and informal living areas over 380m² of internal living. A unique offering in the Kingston Foreshore, with the first release of terrace style, separate title properties that were given the ability to build to a larger plot ratio. Also, the potential to add a 3rd storey if desired. With a warm and welcoming street appeal, a gated bluestone entrance way leads to the formal entry opening into the very spacious formal lounge and dining room that opens onto the front entertaining private terrace. Sliding doors leading into the kitchen, with extensive cabinets, featuring storage and study-nook area. With stainless steel appliances and a light-filled eat in breakfast area with bi-fold windows. A family and meals area with an electric fireplace opens onto the rear courtyard offering another private area for entertainment. The lower level is complete with a guest bedroom, main bathroom, extensive storage, separate laundry and internal access into the large double garage. Upstairs accommodation includes a rumpus room with balcony access, three bedrooms with built-in-robos, main bathroom and master suite with walk-in-robe and ensuite. A luxurious home in a superb location, on the doorstep of the Kingston Foreshore, Restaurants Old Kingston and Manuka villages, the parliamentary triangle, level access to Lake Burley Griffin and the wetlands perfect for walking or riding. Features: Two storey separate title, town residence North facing Sun-drenched all day with natural light Functional floorplan for families and entertaining All rooms of very generous proportions Formal gated, entrance way with camera intercom Formal lounge and dining with bi-fold doors to front courtyard Family and meals area with electric fireplace and bi-fold doors to rear courtyard Kitchen with extensive cabinetry, stainless steel appliances and eat-in meals area Under stair storage Study nook Bedroom five on lower level with direct access to courtyard and its own main bathroom Large amount of storage throughout Separate laundry Double garage with internal access, automatic door and storage Large master suite with balcony, ensuite with double shower and walk-in-robe Bedroom two with balcony and built-in-robos Bedroom three and four with built-in-robos Rumpus room with balcony Main bathroom with bathtub Reverse cycle units throughout In-slab electric hydronic heating Double glazed windows Security system Front and rear gardens are automatically irrigated Diagonally opposite Norgrove Park, Old Kingston and Kingston Foreshore Walk to Lake Burley Griffin, Manuka, Griffith and Parliamentary Triangle EER: 5.5UCV: \$1,610,000 approx Land Rates: \$8,148 approx Land Size: 418m² approx Living Area: 380m² approx