

**9 Xenica Street, Wright, ACT, 2611**



**House For Sale**

Thursday, 3 October 2024

9 Xenica Street, Wright, ACT, 2611

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Leanne Palmer



Tom Palmer

## Architectural home with multi-generational living options.

### What you see:

A spacious, multi-generational haven, designed for family living with a touch of timeless sophistication.

### What we see:

An architectural masterpiece, thoughtfully inspired by the elegance of re-imagined Art Deco design.

### See more:

Designed by Nathan Gibson Judd, an award-winning Canberra architect, this home honours Art Deco elements for a modern time. The signature sweeping curvature of the house creates a distinctive and captivating facade. Perched proudly atop Wright, the home offers unrivalled near 360-degree views of the Brindabellas, Mount Stromlo, Stromlo Forest Park, the emerging suburbs of Denman and Whitlam, the Arboretum, Red Hill, Mount Taylor, and more. A flexible floor plan accommodates families of all sizes. The five-bedroom layout easily adapts to multi-generational living, with the potential to separate the upstairs and downstairs areas. Perfect for extended family, returning adult children, or even as a separate space for an au pair, guests, or additional rental income. (\$500-550pw). The upstairs master suite is a private retreat, complete with a walk-in robe and ensuite, creating a peaceful sanctuary away from the rest of the home. Built for comfort and privacy, the home features sound-dampening insulation in all external and internal walls, along with upgraded European-designed uPVC windows with acoustic glass in the master bedroom and upstairs hallway. With future-proofing in mind, provisions have been made for an internal lift, ensuring ease of access from downstairs to the master suite making the home accessible to all. Recent renovations include a designer-selected balcony, freshly updated paintwork, and a newly upgraded remote control for the ducted vacuum system for effortless convenience. The sun-drenched living area flows seamlessly onto a large deck, perfect for entertaining or relaxing while enjoying the breathtaking views.

### In the words of the seller:

"Enjoy watching the stars and moon cross the sky, or planes taking off and landing as you savor breakfast or dinner. Capture stunning moonrises and sets from the living room, welcome daily visits from rosellas, and see kangaroos grazing on the front lawn at dawn. The Northern light streaming through the living room and upstairs bedroom is perfect for cozy winter afternoons."

Located in a welcoming community, the neighbourhood offers a shared garden space, a street library, and a tradition of celebrating Christmas in July. All homes in Wright are within 250m of a park, and this home is just a short walk to the Canberra Bushfire Memorial, Stromlo Forest Park's Handle Bar Pub, barefoot running track, and world-class cycling facilities.

Lower Living: 117m<sup>2</sup>

Upper Living: 158m<sup>2</sup>

Garage: 50m<sup>2</sup>

Total: 331m<sup>2</sup>

Block: 496m<sup>2</sup>

Built: 2016

EER: 5.5

Rates: \$3,336 per annum

Land Tax: \$6,255 per annum (only applicable if rented)

Rental Appraisal: \$1,200 - \$1,500 per week

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