

**5/40 Macleay Street, Turner, ACT, 2612**



**Unit For Sale**

Thursday, 24 October 2024

5/40 Macleay Street, Turner, ACT, 2612

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



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## Hamptons-Style Elegance Meets Inner City Sophistication

Immersed in the verdant streetscapes and old-world charm of Turner, this Hamptons-inspired townhouse offers an unparalleled lifestyle of inner-city sophistication. Peacefully nestled at the end of a boutique complex on the largest allotment, this exclusive residence blends exceptional convenience with leafy serenity. From the inviting interiors to the truly exquisite entertainer's courtyard, every detail has been crafted for effortless living-an ideal haven for professionals seeking a townhouse that feels like a house.

Awash with natural light, with high ceilings, crisp white interiors, and muted timber flooring, the living space showcases a refined elegance, while the gas fireplace, with its brick feature wall, provides a striking focal point inviting you to linger with a glass of wine during the winter evenings. For those with a passion for cooking and entertaining, the Hampton-style kitchen is both stunning and functional with sleek stone benches, ample storage-including a walk-in pantry-a five-burner gas cooktop, and quality stainless steel appliances.

Sliding doors open to a private courtyard framed by clipped hedges and, along with the water feature, evoke the feeling of a formal English estate. Whether you're flexing your culinary prowess on the gourmet Teppanyaki barbeque, hosting evening soirees, or relaxing under the gazebo with the scent of jasmine in the air, this beautiful space is an absolute joy all year round.

Upstairs, three beautifully appointed spacious bedrooms and pristine white bathrooms-featuring floor-to-ceiling subway tiling-offer a peaceful retreat to unwind. The master suite is an enviable sanctuary with a private balcony for relaxed morning coffees and a luxurious ensuite designed for two, complete with an oversized shower, dual vanities, and a bath for soaking the cares of the week away.

The inner-city suburb of Turner blends the vibrancy and culture of city living with proximity to nature, and this townhouse is no exception. Haig Park is moments away, and walking and biking paths effortlessly connect you to the Australian National Botanic Gardens and Black Mountain beyond. Lonsdale Street's dining and nightlife are just a short stroll away or hop on the nearby light rail to connect to Canberra Centre or Dickson shops and Chinatown. Quality schools, ANU, and much more are at your fingertips, making this the ideal location for those who want it all.

Opportunities like this are rare in the highly sought-after Macleay Street. This is the first time in over six years since a townhouse in this exclusive complex has come to market, and it is easy to see why they are so highly prized and tightly held. Contact us to arrange a private inspection and make this lovely home your own.

### Special features:

- Elegant Hampton-style three-bedroom townhouse
- Located in a boutique complex of only 8
- Positioned at the rear and end of the complex with only one common wall - secluded and peaceful
- Spacious two-storey design
- Inviting front courtyard entrance
- Double glazed windows
- Quality floor-to-ceiling window treatments throughout
- Living room with Rinnai gas fireplace with brick feature surrounds and large wall-hung mirror
- Abundant natural light throughout, particularly in the downstairs living area
- Open plan living, dining and kitchen with timber-style flooring and four sliding doors to the outdoors
- Classic Hampton-style kitchen with island bench and stone benchtop, pendant lights, two pantries (one a walk-in), large fridge space, 5 burner gas cooktop, and quality SMEG oven and dishwasher
- Master bedroom with additional Daikin RC/AC split system, modern black ceiling fan, ensuite and access to private balcony with leafy treetop views - perfect locale for a morning coffee
- Oversized ensuite complete with dual sinks, relaxing bathtub and palatial separate shower - perfect for two!

- Convenient powder room to ground floor
- Bedrooms two and three with built-in robes and external electric shutters
- Spacious main bathroom servicing bedrooms two and three
- Durable wool carpets to staircase and first floor
- Zoned ducted gas RC/AC throughout
- Generous storage throughout
- Separate renovated laundry with ample storage
- Established gardens with dual gate access to the backyard - easy care
- Largest block within the complex - 292 sqm approx.
- Expansive bespoke covered entertaining area with custom-made awnings - perfect for year-round gatherings in total privacy
- Gourmet Elite Teppanyaki style Island BBQ with stone benchtop
- Additional paved seating area under the covered gazebo
- Water feature
- Newly laid turf - perfect for your pooch to play!
- Auto irrigation system with 4 outlets
- Single garage with auto door and internal access
- Additional allocated car park right at the front door
- Garden shed
- Rinnai Instant gas hot water
- Foxtel connected
- 10 minutes walk to the popular Lonsdale Street, Braddon
- 5 minutes drive to Dickson shopping precinct, including China Town, and supermarkets
- Light rail only a stone's throw away

Home size: 169.91 sqm

Block size: 292 sqm approx

Rear garden - 137smq approx

Year built - 2018

Rates - \$3,544 pa

B/Corp - \$1,863.20

EER: 4.5