

15 Frome St, Narrabundah, ACT, 2604



House For Sale

Thursday, 26 December 2024

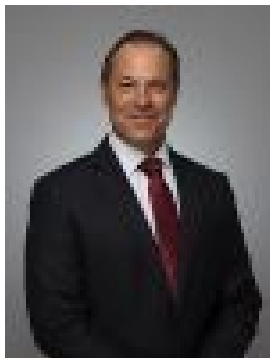
15 Frome St, Narrabundah, ACT, 2604

Bedrooms: 5

Bathrooms: 2

Parkings: 1

Type: House



Mario Sanfrancesco
0262952433

Fully renovated home set in gardens that nourish body and soul

Please Note: First viewing scheduled for Saturday 11th January

Skilfully updated with a design-forward sensibility, this delightful family home sits within meandering gardens that are not only impressively productive but provide a fragrant and colourful surround for the heated pool and neighbouring sun-drenched terrace.

Character has been fused into the thoughtful renovations, from the leadlight in the maple-framed front door which gives a nod to art-deco style, to the cocooning lounge room with its wood-burning fire, Canberra red-brick hearth, and a picture-rail gallery wall.

Yet this is also a forward-thinking and ergonomically designed home, with smart locks, hydronic heating to the ground floor, thermally broken double-glazed glass, wide hallways and a removable staircase balustrade that allows for large furniture to easily be manouvered to the upper floor.

Forming a functional L-shape, the kitchen and dining area spill out to the rear deck via sliding doors. The dining room can accommodate a 12-seat table, while the kitchen is a glamorous engineering marvel, sleek and classic with bespoke wine drawers having been fitted under the stairs. The remaining joinery seamlessly incorporates integrated appliances.

The primary bedroom on the ground floor has access to a designer bathroom that features a large shower and a 3m vanity with double sinks.

Upstairs, a large family bathroom services a further four bedrooms, three of which are queen-sized and one, king. The bedrooms open onto an expansive second living room with through-and-through views. Tucked away in a walk-in linen cupboard is a chute to the laundry below, providing practical benefit for busy families.

Positioned in a friendly neighbourhood and known locally for its wildflower nature strip, this striking home is just a 5-minute stroll from the Griffith shops' exceptional cafes and restaurants, 7 minutes' walk from St Edmund's and St Clare's colleges and close to Manuka Village, Kingston Foreshore and the Fyshwick Markets.

FEATURES

- Fully renovated two-storey home in exceptional location
- Mineral saltwater solar-heated pool
- Kitchen with 900mm Westinghouse oven and induction cooktop integrated Fisher and Paykel fridge/freezer, Bosch dishwasher, brushed gold Brodware taps, Turner Hasting ceramic double sink, well-designed pantry
- Family bathroom with fluted soaking tub, oversized shower, double sinks and excellent storage
- Laundry with external access
- Walk-in linen cupboard with laundry chute
- Engineered hardwood floors on ground level
- Wood fire heating to downstairs
- High ceilings to ground level
- Solid timber internal doors
- Custom wall of wardrobes to main bedroom
- Triple-glazed front door with smart lock
- Gallery lights to gallery wall in lounge room
- Underfloor heating to all bathrooms and downstairs areas + heated towel rails to bathrooms
- Hydronic heating + reverse-cycle ducted air conditioning upstairs
- Ceiling fan to dining room and main bedroom
- Decorative plaster cornice work and wide skirting boards
- Custom wine storage for 350 bottles

- Segmented balustrade to staircase, allows a section to be removed for larger furniture items to be moved upstairs
- Timber deck
- Retractable flyscreens
- Double side gates· Lovely gardens with old roses, old camellias, Daphne, white wisteria, approximately 2000 flowering bulbs, plums, mulberries and heritage fruits including cherries, apples and apricots
- Garden shed
- Custom clothesline that accommodates two king-size sheets side by side and features old railway sleeper stays from Thor's Hammer
- Alarm system
- 10.375kW solar PV system (large enough to cover all electricity including AC use in summer)
- 1.5-car carport with huge storage shed or workshop
- Permeable driveway
- Off-street parking for up to six cars