

16 Belmore Gardens, Barton, ACT, 2600



House For Sale

Thursday, 12 December 2024

16 Belmore Gardens, Barton, ACT, 2600

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Type: House

Extended & Renovated Residence C1926 in Historic Belmore Gardens Precinct

Nestled in the tightly held enclave of Belmore Gardens in one of Canberra's most sought-after suburbs and streets is this family-friendly character residence.

Rarely does such a fabulous home offering 270m² of internal living with four bedrooms, 2 ensuites, main bathroom and a leafy garden-setting become available to the market. Overlooking Belmore Gardens, heritage meets modern living in a private setting with an extension and renovation in 2002. The home offers a large open formal entry which leads into the expansive formal lounge room with active fireplace and two bedrooms with main bathroom.

Large kitchen with stainless steel ilve appliances, floating wood floor with rear family/meals with high ceilings that open out to the established rear yard. Segregated rear main bedrooms both with ensuites giving you the option of dual main bedrooms.

Centrally located, it is only a short walk to Manuka and Kingston shops, Manuka Oval, Telopea Park School and Lake Burley Griffin. The cosmopolitan cafe and restaurant precinct at the Kingston Foreshore is also nearby, a lifestyle of distinction in a highly desirable locality.

Historic garden precinct "Belmore Gardens"

270m² of living

4 bedroom, 2 ensuite, 1 bathroom

Heritage listed precinct

Double garage plus single carport

Extended, refurbished and renewed residence

2x Rinnai infinity gas hotwater systems

Ducted gas heating

"Les Radiantes" fireplace

Double glazed colonial style cedar windows to extension

Down lights throughout

Glass splash backs to kitchen

Ilve 4 burner gas top and deep fryer

Ilve twin oven

Two sinks in kitchen

Expansive floor to ceiling windows to family area

Immaculate and well maintained throughout

Deeply planted established gardens

Superbly positioned minutes to Lake Burley Griffin, Manuka, Kingston and Barton offices

Internal 270m² | Land 894m² | Rates \$8913pa | EER 4.0 | UV \$1,600,000