

161 Kingsford Smith Dr, Melba, ACT, 2615

House For Sale

Thursday, 26 December 2024



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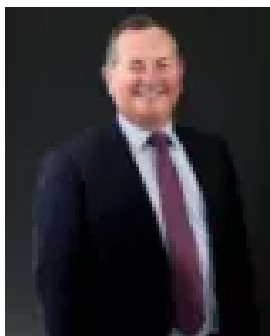
Bedrooms: 6

Bathrooms: 3

Parkings: 4

Area: 1029 m2

Type: House



Brett Hayman
0261757414

Contemporary style with family-friendly functionality

****The first availability to view this home will be on the 4th January 2025. We look forward to showing you through in 2025****

Offered to the market for the first time in 20 years, and a rare opportunity to secure a home of this size and calibre in a great location. Perched in an elevated position with sweeping 180 degree views of the surrounding landscape, this stunning two-storey home blends contemporary style with family-friendly functionality. The heart of the home is the open-plan kitchen, dining, and sitting area, featuring exquisite custom herringbone timber flooring and a large kitchen designed to impress chefs, bakers, and entertainers alike. Sliding doors open to a full-length, wide verandah, seamlessly connecting indoor and outdoor spaces while capturing the breathtaking scenery. A spacious, separate yet adjoining living room provides additional space for relaxation or hosting guests.

Offering an abundance of accommodation, this home boasts six bedrooms, three bathrooms, and a four-car garage with internal access. Comfort is prioritised throughout, with ducted gas heating, ducted evaporative cooling, and double-glazed windows at the front. The lower level features a versatile rumpus room, perfect as a games area, teenager's retreat, or home gym, while the landscaped, fully fenced terraced backyard provides an ideal setting for outdoor enjoyment.

Key Features

- Elevated position with stunning, uninterrupted views of the cityscape and surrounding vista
- Open-plan kitchen/dining/sitting area with custom herringbone timber flooring
- Large entertainer's kitchen with premium design and functionality
- Sliding door access to a full-length wide verandah with stunning vistas
- Spacious living room, separate yet adjoining the main area
- Second large living area adjoining bedrooms
- Six bedrooms, including a versatile sixth bedroom/home office
- Master bedroom with adjoining dressing room
- Three bathrooms, designed for family convenience
- Rumpus room on the lower level for games, a retreat, or a home gym
- An abundance of under house storage and useable space
- Ducted gas heating, ducted evaporative cooling, and double-glazed windows at the front
- Four-car garage with internal access for secure and easy parking
- Circular driveway
- Landscaped, fully fenced terraced backyard with elevated views
- Security cameras for peace of mind
- Close to nature walks of Mt Rogers reserve

This home offers an exceptional combination of style, comfort, and practicality for modern family living.

EER: 1.5

Rates: \$3,627 pa (approx)

Land Tax: \$6,986 pa (approx)

Living Area: 318m²

Land Size: 1,029m²

Land Value: \$623,000 (2024)

Nearby

- Mt Rogers Primary School
- Melba Copland Secondary School

- Copland College
- Mt Rogers Reserve nature walks
- Belconnen Town Centre