

**3 Elder Street, Braddon, ACT, 2612**

LUTON

**House For Sale**

Thursday, 19 December 2024

3 Elder Street, Braddon, ACT, 2612

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 3**

**Type: House**



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### 3 Elder street oozing contemporary sophistication, quality and a thoughtfulness of design

Spanning across 1400m<sup>2</sup> under brilliant northerly sunshine, this superior home balances the desires of first-class entertaining with luxurious family living. Located a mere 800m from the heart of Canberra City and 450m Braddon, this is the epitome of Inner City living in a private oasis. Beyond the gates and privately hedged front garden the property is surrounded by immaculate landscaped grounds, exotic terraces and a shimmering mosaic swimming pool. The single level residence offers a spacious, flexible and functional floorplan. The design of the property, mainly focused around ensuring all spaces are filled with the northern light. A large formal lounge and dining room leads to the most superbly equipped kitchen, butlers pantry and open plan living space. The living space overlooks the inground swimming pool and opens onto the also superbly equipped alfresco entertainment terrace. Four bedrooms all of grand proportions also serviced by their own ensuite/bathroom facilities. The master bedroom complete with an overview of the resort-like pool and garden. Complete with three car garage plus off street parking. Relax with family and friends in the oasis of your Inner City retreat or stroll in the City and Braddon offering cafes, restaurants, bars, shopping and all amenities you could dream of on your doorstep. Features 1417m<sup>2</sup> premium block with a northerly aspect to the rear Single level residence designed by Adam Hobil Automatic gates Privately hedged Off-street parking Formal entrance Beautiful landscaped private gardens with multiple terraces/courtyards for entertaining CBUS system in IT room High ceilings Double glazed windows Ducted vacuum system Ducted reverse cycle heating and cooling x 2 systems Tiled floors Temperature controlled 672 bottle wine cellar Powder room Formal lounge and dining room Open plan living room with two way fireplace overlooking pool and alfresco entertaining Kitchen with Italian marble bench top, two drawer dishwasher, vintec wine fridge, electric cooktop and three ovens Butlers pantry area with sink and second dishwasher leading into pantry Alfresco entertainment area with full gas cooktop and oven Master bedroom overlooking swimming pool with dressing room and ensuite with floor to ceiling tiles, double vanity, bathtub and in floor heating Bedroom two with private courtyard, built-in-robos and ensuite Bedroom three with private courtyard, built-in-robos and ensuite Bedroom four with private courtyard, walk-in-robe, ensuite and kitchenette facilities Triple car garage with large fridges. Automatic doors X 2 and internal access In ground ironizer swimming pool with mosaic tiles and electric heating In-floor pool cleaner Outdoor Bathroom Golf putting green 20,000L under ground water tank 3 phase power Large laundry Heated towel rails to all ensuite/bathrooms Views to Mt Ainslie 300m approx to Ainslie Primary School 800m to Merici College 800m to Canberra city 5 minute stroll / 450m to Braddon Block size: 1417m<sup>2</sup> approx Land rates: \$7760 P/A approx UCV: \$1,514,000 approx EER: 4.5 Internal living size: 399 m<sup>2</sup> approx Garage: 88m<sup>2</sup> approx Disclaimer: Whilst all care and quality has been taken to ensure accuracy in the marketing material no warranty can be given. Floorplan measurements may not be to scale and should not be relied upon.