

30 Levien St, Scullin, ACT, 2614

TIMOTHY R^D

House For Sale

Thursday, 7 November 2024

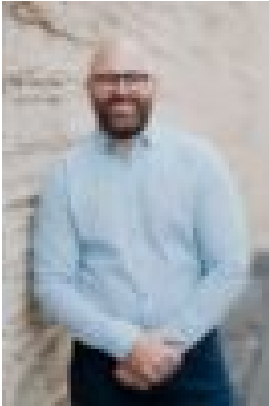
30 Levien St, Scullin, ACT, 2614

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House



Tim McInnes
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Annabelle McInnes
0419144208

The Inner Calling

The road home...

Nestled alongside picturesque parkland and within a leisurely stroll to local ovals, shops and Southern Cross Early Childhood School, this distinguished five-bedroom, ensuite residence offers an unparalleled family lifestyle, blending elegance, space, and convenience.

From the moment you arrive, the home's stunning façade enveloped in lush greenery sets a warm, welcoming tone, while the expansive front driveway provides ample off-street parking for family and guests alike. Inside, an inviting entrance beckons you through to the captivating open-plan kitchen and living area – a harmonious sanctuary for everyday relaxation and quality time with loved ones.

The sophisticated kitchen, designed for the discerning chef, features state-of-the-art appliances, abundant bench and storage space, and striking stone benchtops, ensuring every culinary creation is crafted with ease and style.

The master suite provides a private retreat, complete with a walk-in robe and elegant ensuite. Downstairs, a spacious bedroom and separate study, paired with a stylishly modern bathroom, offer an ideal escape for unwinding after a long day.

Upstairs, a second sitting room enhances household harmony, leading to three additional charming bedrooms, each with built-in robes, all serviced by a convenient powder room.

The road ahead...

Positioned on a generous 865m² (approx.) block, this exceptional home boasts a covered outdoor entertaining area, perfect for family gatherings, where adults can enjoy the relaxed setting while keeping a watchful eye on children playing on the expansive lawn. An additional paved area, ideal for a fire pit, completes this enviable backyard oasis.

Additional features include ducted gas heating, evaporative cooling, a reverse-cycle heating unit (upstairs), a separate laundry, and a large single garage and carport, all designed to meet the needs of a growing family.

For families who value location, community, and refined comfort, this home represents modern luxury in the heart of Belconnen.

Quality features include...

- * Renovated bathroom and ensuite
- * Designer kitchen offering induction cooktop, 90cm oven, stone benchtop, copious cupboards and bench space.
- * Built-in cabinetry to living room
- * Study
- * Built-in robes to all bedrooms
- * Upstairs sitting room
- * Upstairs powder room
- * Underfloor heating to bathroom and ensuite
- * Heated towel rail to bathroom and ensuite
- * Security cameras and video intercom
- * Roller shutters
- * Covered entertaining area
- * Generous rear yard
- * Solar panels

* Large single garage and carport

* Located adjacent a playground and close to local ovals, shops and Southern Cross Early Childhood School

Lower level: 145.80m² (approx.)

Upper level: 50.02m² (approx.)

Metal Garage: 30.10m² (approx.)

Total: 225.92m² (approx.)

Built - 1970

Rates - \$2,989 p/a (approx.)