

# 4 Griffiths Place, Araluen, NT, 0870

## House For Sale

Wednesday, 18 December 2024

4 Griffiths Place, Araluen, NT, 0870

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Type: House



Drew Hendriks



Toni Rowan

## Balinese-Inspired Luxury

### Exceptional Craftsmanship

Welcome to 4 Griffiths Place, Araluen - a unique, architecturally impressive home where luxury, privacy, and tropical charm converge. Constructed with solid concrete and block on the ground floor and insulated foam panels on the upper level, this residence has been meticulously crafted with premium finishes.

### Grand Entrance & Outdoor Tranquillity

Traditional Balinese doors open into a serene courtyard garden. Lush, reticulated tropical gardens surround the home, featuring vibrant palms and flowering frangipanis. The saltwater pool, framed by cool limestone pavers, offers shaded relaxation under the pergola. The self-contained pool house/office includes a separate entrance, bathroom, kitchenette, and air conditioning.

### Architectural Excellence

Expansive high ceilings, oversized doors, and glass walls seamlessly connect indoor and outdoor spaces. Dividing walls feature noise-cancelling insulation, while Comfort Plus tinted windows and electric shutters ensure peace and privacy.

### Designer Kitchen

The kitchen boasts a butler's pantry with Miele dishwasher, stainless-steel benches, ultra-gloss cabinetry, Blum soft-close hardware, and freestyle solid-surface benchtops. Premium Smeg appliances include a steam oven, coffee machine, induction wok, and cooktop. A servery window overlooks the pool deck.

### Private Retreats

The luxurious main suite features a remote-controlled gas fireplace, WIR with custom joinery, and an ensuite with a solid marble bath (ideal for ice baths), steam shower, and an internal garden with skylight. Bedrooms 2 and 3 include ample custom storage.

### Additional Features

Dual air-conditioning (evaporative + split systems).

Keyless access, intercom, and enhanced security with cameras, alarm, and lockable gates.

Insulated ceiling with Aircell under roofing.

Self-contained stone-clad 1-bedroom flat with kitchen and bathroom.

Rear gated area for pets or chook yard, plus vegetable gardens.

5kW solar panels, solar hot water with gas booster.

Water Softener.

Double garage with air-conditioning and extensive garden storage.

This thoughtfully curated home blends privacy, elegance, and practicality, offering a tropical retreat with modern conveniences. Discover luxury living at 4 Griffiths Place, Araluen.