

46 Froggatt Street, Turner, ACT, 2612

VERV

House For Sale

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46 Froggatt Street, Turner, ACT, 2612

Bedrooms: 4

Bathrooms: 3

Parkings: 7

Type: House



Jason Roses
0261763476

A Bespoke Architectural Masterpiece of Luxury and Elegance

Welcome to an unparalleled creation of architectural brilliance, meticulously brought to life by the award-winning Blackett Homes. Set on a sprawling 1007m² block, this exquisitely designed residence redefines luxury with 400.48m² of impeccably curated living space across two breathtaking levels. Every inch of this home has been crafted with precision and artistry, from the striking brush box timber cladding, and floating concrete staircase to the rich warmth of herringbone Brush Box timber flooring, exuding timeless sophistication. A true testament to exceptional design and thoughtful craftsmanship.

Number 46 Frogatt Street stands as one of the most exceptional homes on the market, offering an unparalleled combination of luxury and functionality. Boasting four generously sized bedrooms, three lavishly appointed bathrooms, a stylish powder room, and an expansive 168.51m² seven-car basement garage with an automated turntable and ample storage, this residence caters to every need. The segregated master suite is a private haven of elegance, featuring a bespoke walk-in robe with an Avant Stone island bench and an opulent ensuite complete with a freestanding double vanity, heated flooring, and mirrored cabinetry.

The heart of the home is its gourmet kitchen, a chef's dream featuring a breathtaking Avant "Zephyr" Quartzite island bench, premium Quantum Quartz stone and an array of world-class appliances, including a Gaggenau induction cooktop, combi-steam oven, and microwave oven. Adjacent to the kitchen is a well-appointed walk-in butler's pantry, complete with a double sink, Quantum Quartz benchtops, an instant Zip Hydro Tap and dishwasher. For wine connoisseurs, the climate-controlled 630-bottle red cedar wine cellar delivers an exquisite storage and display experience, while the custom-crafted cedar sauna provides the perfect space to unwind in tranquil luxury.

As the warmer months approach, this home becomes an entertainer's paradise, offering the perfect setting to host unforgettable gatherings or unwind in your private oasis. The gorgeously appointed alfresco area is a true highlight, complete with custom joinery, built-in BBQ skylights that flood the space with natural light. Step beyond the alfresco to discover the resort-style outdoor swimming room. As the trend for modern-day wellness grows, for the ultimate relaxation, retreat to your custom-built red cedar sauna, creating a spa-like experience in the comfort of your own home. With every detail tailored for luxury and ease, this residence is designed to make the most of every summer moment.

Features Include:

- Luxuriously designed and newly constructed residence.
- Built with impeccable craftsmanship by the award-winning Blackett Homes.
- A striking, architecturally designed home that exudes modern sophistication.
- Spacious double-storey design with 400.48m² of living space.
- Positioned on a premium 1007m² block of land
- Double-glazed windows and doors throughout.
- Beautiful herringbone Brush Box timber floors
- Four generously sized bedrooms, all with bespoke built-in joinery.
- Three opulent designer bathrooms, crafted with superior finishes.
- Powder room on the lower level for added convenience.
- Expansive seven-car basement garage (168.51m²) with an automated turntable, ample storage space, epoxy flooring, and a motorized sliding door.
- Segregated master retreat featuring a custom walk-in robe with an Avant Stone island bench and a luxurious ensuite with a freestanding double vanity, heated floors, LED lighting, and mirrored cabinets.
- LED strip lighting, and mirrored shaving cabinets
- Dedicated study with custom cabinetry and ambient LED strip lighting.
- Gourmet kitchen with Avant "Zephyr" Quartzite to island bench, Quantum Quartz stone, tiled splashback, soft close drawer & LED strip lighting,
- Premium kitchen appliances; Gaggenau 60cm Combi-Steam Oven, Gaggenau 60cm Combi-Microwave Oven, Gaggenau 90cm Induction Cooktop, Schweigen Silent Undermount Rangehood, 2 x Gaggenau Fully Integrated

Dishwasher, Fisher and Paykel 60cm Integrated Fridge and Freezer & Zip Hydro Boiling and Chilled water

- Walk-in butler's pantry complete with Quantum Quartz benchtops, tiled splashback, double sink, a window for natural light, and additional Zip Hydro Tap functionality.
- Breathtaking tiled alfresco area featuring Brush Box timber ceilings, a ceiling fan, two Velux skylights, custom outdoor joinery, and high-end entertainment facilities including Zeigler & Brown Turbo Elite 5-burner built-in BBQ and side burner and Husky drinks fridge and Abey Alfresco sink.
- Resort-style 7.4m x 4m concrete pool with heat pump (powered by solar system), mosaic tiling, Wi-Fi-controlled automation, Sunbather Downunder cover, Vapure mineral chlorinator with pH control, and an outdoor shower
- Stylish rumpus room on the lower level with custom cabinetry, a Villeroy & Boch mixer, Abey Shock sink, and Husky drinks fridge.
- Climate-controlled 630-bottle wine cellar, beautifully finished with red cedar
- Traditional red cedar sauna, custom-built and equipped with sauna rocks
- Four individually zoned Toshiba ducted reverse-cycle air-conditioning systems.
- Automated swing driveway gates for privacy and security.
- Slimline 4,000litre water tank with rain-back switch
- Security system with internal and external sensors and sirens
- Solar system with 12.32KW system, 6kw battery and car charging points in garage
- Impressively high ceilings throughout: 2700mm on the upper floor, 2650mm in the garage, and 2550mm in the rumpus/cellar.
- Superior insulation for year-round comfort: R6.0 for ceilings and R2.7 for walls, with additional soundproofing for key rooms.
- Sound insulation to Bed 1, ensuite, Bed 4, Rumus and bedroom internal walls
- Landscaped gardens with a fully automated, Wi-Fi-enabled irrigation system.
- Exquisite Brush Box timber cladding for a stunning natural aesthetic.
- Durable and modern Colorbond roofing.
- Comprehensive 120-day maintenance liability period for ultimate reassurance.

Additional features

- High-speed CAT6 data points strategically placed throughout the home.
- Video Intercom with Flush Keypad to Front Entry Door
- Under-tile heating in mudroom, powder room, master ensuite and main bathroom
- Three-phase power supply, ensuring efficiency and reliability.
- Premium Clipsal Iconic power points and switches for a streamlined finish.
- Efficient Rinnai 315L heat pump servicing key areas including bathrooms, laundry, kitchen, and pantry.
- Stiebel instantaneous hot water system exclusively for the master suite and powder room.
- Stiebel 20L hot water system dedicated to the alfresco area.
- Fully compliant with NBN infrastructure for seamless connectivity.

EER: 7.1 Stars

Block Size: 1007m² (approx.)

Living: 400.48m² (approx.) – just living

Garage: 168.51m² (approx.)

Porch: 12.97m² (approx.)

Alfresco: 34.40m² (approx.)

Total Built Area: 616.36m² (approx.)

Block: 5 / Section: 52

Land Value: \$1,471,000 (2023)

Rates: \$7,388 per annum (approx.)

Land Tax: \$14,253 per annum (approx.) – paid by investors only

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