

**5 MacGillivray Street, Yarralumla, ACT, 2600**



**House For Sale**

Thursday, 31 October 2024

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**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 10**

**Type: House**



Mario Sanfrancesco  
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## Contemporary grandeur with epic 10-car garage

Viewings: Sunday 3rd November by prior appointment -  
SMS Mario Sanfrancesco on 0412 488 027

This breathtaking architecturally designed family residence is impressive the moment you enter and comes with an incredible range of desirable features located 500 metres from Yarralumla Bay.

With meticulously curated amenities and exceptional finishes, including Vratza Bulgarian limestone floors and Marron Emperador marble, this home is crafted to meet the highest standards and exceed expectations.

The property features an enormous 10-car basement garage with viewing windows from the level above, accompanied by bespoke wine cellar and tasting room with a custom granite table. It also offers a theatre or games room and spacious living areas, including a sunken lounge, reflecting its design as a refined entertainer's retreat.

As expected in a home of this calibre, the kitchen promises a fabulous culinary experience with stainless-steel benches, marble island, a range of Miele appliances including gas & induction cooktop, an oven plus a combo microwave and 2nd oven in the walk-in pantry - among its many impressive characteristics.

Easily accessed via the adjoining family room, the alfresco is an inspired combination of terraced decking, covered patio and a superbly equipped outdoor kitchen centred around a marine-blue pool and spa amongst beautifully manicured gardens - the picture-perfect setting for casual and formal occasions.

The outdoor spaces are equally refined, with two private terraces - one extending from the living room, and home office with private courtyard plus another from the front bedroom - all with external access surrounded by stunning manicured hedges and Japanese maples. By day, the greenery offers serene beauty, while at night, carefully positioned lighting enhances the atmosphere with subtle elegance.

There's also a terrace to the primary suite upstairs where sunsets can be enjoyed over the parklands. The entire upper level is dedicated to a serene parent's retreat. A meticulously designed dressing room allows easy wardrobe organization, while the opulent ensuite indulges with a spa bath and rainfall shower. A loft with elevated treetop views offers a quiet space for relaxation.

A second ensuite bedroom on the lower floor is ideal for guests, while a rear bedroom features a charming upholstered love seat within a bay window. Another bedroom includes a loft, adding character and functionality. The highly versatile floorplan allows for the office and rumpus room to be easily converted into extra bedrooms, offering exceptional versatility.

Commanding a premier position on a quiet, leafy street, this home's proximity to Lake Burley Griffin is further complemented by easy access to elite schools, Yarralumla shops, National Triangle, and CBD.

### FEATURES

- Designed by Tomi Milin, formerly of TT Architecture
- Interior Design by Karen McNamara Designs
- 10-car basement garaging - abundant storage areas including workbench with an outdoor strip heater + separate toilet & vanity
- Spectacular glass-tiled pool & spa + gas heater, waterfall, (with Jandy Aqualink remote system)
- Superb tranquil Yarralumla location close to lake + views of Black Mountain
- Magnificent formal gardens with numerous mature specimen trees and hedging including - 4 Japanese maples with teucrium hedge to front - Standard Bay trees + Bay hedge, extensive use of Japanese box hedging at rear with mature espaliered pear as centre piece of garden

- Fully insulated 480 bottle wine cellar (can cater for 200 additional bottles) + storage and granite tasting table - with polished concrete floors & commercial glass doors
- Theatre room with Epson Projector, screen & Bose Surround Sound System - with polished concrete floors & inslab heating
- 5 bedrooms with custom joinery to bedrooms 2, 3 and 4
- Numerous generous living spaces
- Highly appointed kitchen with Miele appliances and marble and stainless-steel bench tops. Includes oven + microwave combo oven, plate warmer drawer, induction hot plates & gas wok burner, semi-integrated dishwasher, Billi instant boiling & chilled water dispenser + custom Polyurethane cabinetry & American walnut veneer with soft close drawers
- Large walk-in pantry with Fisher Paykel oven
- 80 bottle Liebherr wine fridge
- Outdoor stainless-steel kitchen/gazebo with 6-burner barbecue, wok burner, sink, instant gas hot water, stainless-steel fridge & dishwasher
- Two awnings with wind and rain sensors - one over the deck + one attached to gazebo
- Master bedroom & private terrace - with huge dressing room & custom cabinetry
- Luxe main bathroom with spa & heated towel rail featuring Crema Marfil Marble
- Opulent main ensuite with spa bath featuring Marron Emprador Marble
- Bedroom 2 with ensuite + walk-in robe
- Office/sixth bedroom
- Sunken lounge with external doors to terrace overlooking stunning garden greenery
- Elevated dining with Blackbutt flooring
- Office with external door to courtyard terrace
- Vratza Bulgarian limestone flooring throughout most of home
- 100% wool plush pile carpet
- Sonos Surround Sound with speakers to lounge/dining/family/meals/master & ensuite/bedroom 2 + deck & BBQ area - controlled by phone app
- Automatic roller blinds
- Laminated glass to all windows + sliding doors
- In-slab heating to all tiled areas - incl sunken lounge/room & laundry + drying cupboard
- Toshiba Reverse Cycle ducted heating/cooling
- 3 Instantaneous Gas Hot Water Systems
- Generous storage
- Ducted vacuum system
- 10,000 litre underground water tank for sprinklers
- 2 sump pumps in basement garage
- Beautifully manicured & established landscaped gardens with Bulgarian Limestone paved areas + auto sprinkler system
- Back-to-base security system - with security cameras
- Double front entry door video intercom