

69 Printers Way, Kingston, ACT, 2604



House For Sale

Thursday, 7 November 2024

69 Printers Way, Kingston, ACT, 2604

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Mario Sanfrancesco
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Luxe modern layout with fabulous outdoor pool, spa and sauna

While the exquisite designer gardens and oversized balcony terraces across the exterior of this impressive residence hint at its rest-and-relaxation-focused lifestyle, it's the exceptional pool terrace in the centre of the home that confirms its status as an outdoor leisure and entertainment dream.

Stackable glass doors on two sides of the equally impressive casual living areas enhance the indoor and outdoor spaces. It makes a fabulous entertaining hub, allowing guests to easily circulate from the lounge, family and meals area to the alfresco terrace alongside the heated pool with swim jets, spa and custom sauna.

A full wet bar services both spaces, with an additional dry bar nearby boasting two full wine fridges, while a second wine fridge outside next to the barbecue provides further capacity. Downstairs, a bespoke cellar and tasting room can store a further 450 wine bottles.

In the cooler months, the outdoor terrace holds its appeal as a picturesque backdrop while guests settle in around the two-way fireplace between the family and meals area. A dining room off the front entrance is the ideal place for more formal occasions.

Four generously sized bedrooms allow the home to easily accommodate family and guests. The parent's suite on the ground floor has access to a private courtyard, a large walk-in wardrobe and luxe ensuite with dual vanities, separate spa and shower. Upstairs, all three bedrooms have at least one balcony plus a generous family bathroom, powder room and a huge terrace off the large upstairs living room which overlooks the pool. This entire floor also has the advantage of a wet bar/coffee station which makes it a superb option for visiting guests.

With so much amenity, and its proximity to the Kingstone Foreshore, Fyshwick Markets, Kingston village and many attractive lakeside and reserve walks, the current owners say this is the best home they have ever lived in.

FEATURES

- Luxe executive home with quality finishes
- Exceptionally quiet location close to parks, popular attractions and the Kingston Foreshore
- Solar-heated pool with swim jets and stacked waterfall feature
- Outdoor spa with gas jets
- Grand, formal entry with double-height ceiling and floating timber staircase
- Contemporary, configurable layout with concealed doors
- Sleek kitchen with Smeg electric oven, integrated dishwasher and walk-in pantry
- Incredible pool terrace with north-easterly aspect
- Polished and honed concrete floors to casual living and wet areas
- 2-way fireplace in the main living area
- Full wet bar with 2 wine fridges
- Bespoke wine cellar (450 bottle capacity)
- Sauna with European heater
- Five-burner barbecue and wine fridge
- Wet bar/coffee station upstairs
- Sound system inside and outside
- Hydronic heating to ground floor
- Heated towel rails to all bathrooms
- Two Rinnai hot water systems
- Solar system with 16kWh battery
- 20kW reverse-cycle air conditioning and evaporative cooling
- Bathroom and toilet servicing pool area
- Neat laundry with good storage

- 2000L water tank
- Automated water system
- Double garage with carpet squares + storage and internal access
- Alarm and CCTV system
- Keyless entry