

**83 Mugga Way, Red Hill, ACT, 2603**



**House For Sale**

Thursday, 31 October 2024

83 Mugga Way, Red Hill, ACT, 2603

**Bedrooms: 4**

**Bathrooms: 5**

**Parkings: 5**

**Type: House**



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## Flawless architectural masterpiece on the Golden Mile

For those who seek the ultimate contemporary lifestyle in one of Canberra's finest streets, this statement as-new residence designed by architect Terry Ring offers luxury and comfort across one glorious level and the bonus of a stylish ensuite garden studio with its own double garage.

The sleek exterior design belies the grandeur of 4-metre-high ceilings within the casual family and dining area. In winter, the oversized Escea gas fireplace becomes a cosy focal point, while summer invites effortless indoor-outdoor living as stackable glass doors open to the poolside alfresco terrace. Porcelain floor tiles, mirroring those inside, enhance the sense of seamless continuity throughout.

The impressive kitchen is well equipped to cater for it all with amenities ranging from a double Liebherr wine fridge and dry bar to a cantilevered six-seat island bench and bank of four Miele ovens. This is a home that can easily accommodate up to 40 people for a sit-down meal.

There is also a remarkable caterer's pantry that has another Miele cooktop, dishwasher, microwave and its own door to the alfresco terrace.

A full-height, concealed panel in the kitchen pivots to provide entry to another wing of the home – this one containing a spacious second living area, two queen-sized ensuite bedrooms with custom wardrobes and doors to a sunny terrace, and a third queen-sized guest bedroom with two-way access to the designer family bathroom.

The parents' retreat occupies its own secluded wing, complete with a study and access to the pool via a private terrace. A magnificent walk-through wardrobe, doubling as a dressing room, showcases a porcelain-topped makeup station and bespoke lighting. The opulent ensuite features dual rainfall showers, twin vanities, expansive mirrored cabinetry, and a freestanding bath. A formal lounge, exceptional laundry, mudroom and a triple garage complete this epic entertainer.

Soak up the best of inner-south living in this enviable location close to Canberra Grammar School, Red Hill Primary School, the walking trails of Red Hill reserve and the boutique dining and retail offerings at nearby Manuka Village.

### FEATURES

- 2023-built architectural masterpiece designed by Terry Ring
- Spectacular mineral pool and 10 seat spa and two splash decks – (Self cleaning pool heated by solar panels/or gas)
- Triple automated garage with internal access, high ceilings and electric-battery ready - (Double garage door controlled by Home app)
- Off-street parking for up to 12 cars
- Kitchen with expansive 4 m island bench, 2 Miele convection ovens, Miele steam combination oven and one Miele speed oven, Miele induction cooktop with no predefined cooking zones for maximum flexibility, Miele integrated dishwasher, Sirius rangehood, integrated Liebherr fridge/freezer, Clark double sink with Zip Hydro tap with integrated boiling, sparkling & filtered water
- Caterer's pantry with Miele compact cooktop, integrated Miele dishwasher, Miele combo microwave and Husky Commercial 1000L refrigerator (Smart app controlled)
- Kitchen/bar & powder room - feature splashback/vanity - Skheme Grande Marble Look Porcelain
- Kitchen/butler benchtop – Skheme Grande Concrete Look Porcelain
- Luxe bathrooms with high quality fittings and fixtures
- 3 living areas include open living & dining with seating for 12
- Custom front door and formal foyer
- Custom pivot concealed door in kitchen/family
- Porcelain tiles throughout living areas and bathrooms
- 2 Velux skylights in ensuite bathrooms

- Full-height glassware cabinet
- Full dry bar with double Liebherr wine fridge
- Two alfresco terraces
- Four-zone reverse-cycle air conditioning – with Smart app control
- Oversized ceiling fan to living/dining room
- Underfloor heating to all wet areas
- Venetian Render feature Escea gas fireplace to family room - and provisions for a gas fireplace to the formal lounge
- Dedicated study off entry
- Stunning guest powder room
- Quality soft furnishings – Godfrey Hirst Vogue Twist 100% soft dyed nylon
- Quality window furnishings including automated blinds to master and family room
- Rainfall showers to four bathrooms with interchangeable Caroma tapware
- Klipsch Helios multi-room sound system throughout
- Huge designer laundry with underfloor heating and custom cabinetry including pull-out basket shelves
- Mudroom with double seating and shoe storage
- Solar system – 17.3 kw/h Fronius Inverter
- Alarm system – controlled by app
- Automated irrigation system
- Two x 5000 L water tanks
- Pool equipment storage area with ample space

#### Studio

- Freestanding garden studio with private access, deck, air-conditioning, bank of storage, custom cabinetry, full bathroom with rainfall shower + outdoor sink on decking
- Additional double garage attached to the freestanding studio
- Reverse-cycle unit