

52 Culgoa Circuit, O'malley 2606, ACT

By Negotiation

House Rent ID: 4521735

POA bond



STATELY HOME SET HIGH IN PRESTIGIOUS OMALLEY

This stately renovated home is nestled on an elevated block totalling 2958 square metres of land. The home is situated in a prestigious street in an exclusive Woden Valley suburb enclave surrounded by outstanding residences and many ambassadorial properties with commanding and outstanding views across the valley to the Brindabellas.

Entering the residence through the impressive marble tiled entry foyer complete with chandeliers you are greeted by a wonderful light filled home, a spacious formal lounge area with striking chandelier, formal dining leading to a fully covered indoor light filled atrium type indoor tiled alfresco area with pitched roof, fabulous to enjoy entertaining in the winter sun, or open the timber bi-fold windows to enjoy Canberras lovely summers. This wonderful area opens to another enclosed casual living/family room with direct access to the rear garden and casual entertaining areas, making outdoor living a delight.

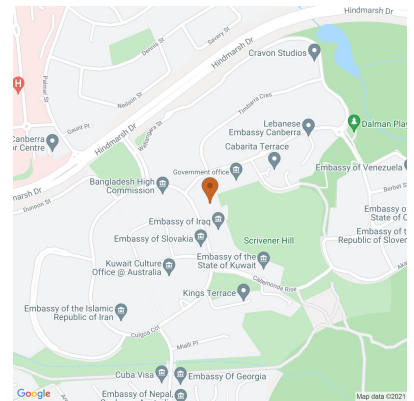
Featuring great proportions and several spacious formal rooms, this home includes new floating floors in the main areas, new mid-grey wool carpet and freshly painted throughout, ducted heating and cooling and a large entertainers kitchen with a pantry and adjacent servery.

An internal timber staircase descends to a large 5 car garage, with either staff quarters, guest accommodation or office facilities complemented by a self-contained separate bedroom or office, modern good size lounge, dining kitchen combined and includes a wine fridge and microwave with a separate bathroom and its own entry.

Date Available
now

Inspections
Inspections are by appointment only

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Visit: www.rent.com.au/rentbond



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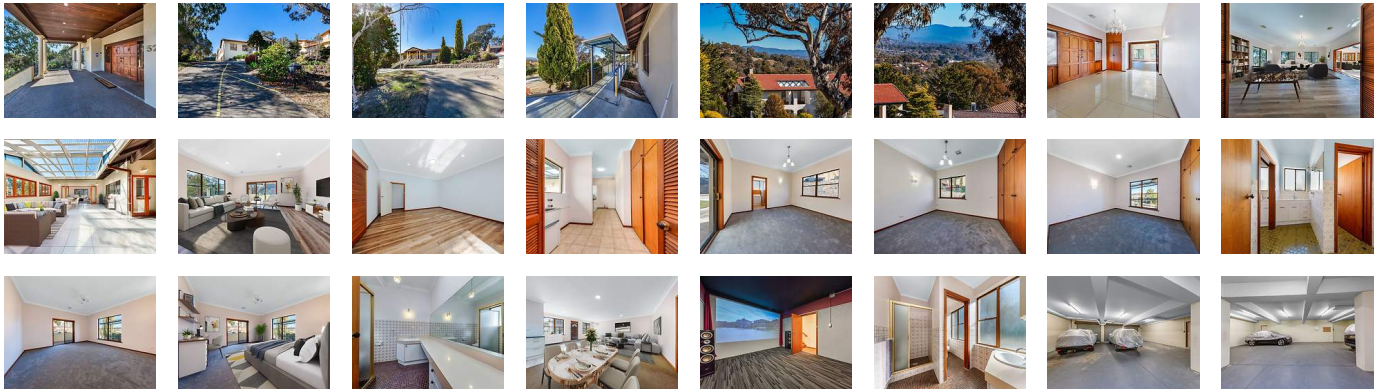
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Property details continued from page 1:

... The floorplan provides great flexibility to utilise the residence as either one large home or alternatively with a self-contained wing downstairs (with it is own access)-ideal for staff or guest accommodation. Also downstairs features a media room complete with a projector and lighting which could be used for your own private cinema experience or for media displays.

The well-established large fully enclosed garden and rear lawn area includes mature maple trees and pond, three rainwater tanks, security lighting and large covered rear alfresco area.

At a glance:

Panoramic views

14-camera security system

Brand new 13.32 solar system

* Electronic keypad entry system

* New covered ramp walkway to main entrance

4-5 car internal garage and an incredible extra 15 extra off-street carparks.

Modern spacious kitchen with views through the alfresco atrium to the outdoors, equipped with quality appliances, glass cooktop, under bench oven and concealed dishwasher

Five good size bedrooms, master with large ensuite and guest or 5th bedroom with its own ensuite and external doors to rear garden

Main bathroom has separate shower, bath and double vanities with separate toilet that also services the entertaining areas

Situated on the ground level is a super large laundry with double laundry troughs and loads of storage, and a large walk-in linen cupboard

This Executive property is available now for a long lease.

Permission in writing is required from the owners to keep a pet on the premises.

EER: 2.0

To arrange a private viewing of this exclusive property contact Kay Stares on 6249 7588 or 0412 996 099.

Airconditioning

Air Conditioning

Security

Alarm System