



52 Culgoa Circuit O'Malley ACT 2606

 5  4  20

By Negotiation

Date available: Now

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## STATELY HOME SET HIGH IN PRESTIGIOUS O'MALLEY

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 Canberra's 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 entertainer's 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.

The floorplan provides great flexibility to utilise the residence as either one large home or alternatively with a self-contained wing downstairs (with its 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 car parks.

• 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.



# Gallery



















# Location Map







Don't forget to  
confirm your  
inspection by  
SMS or email

## Kay Stares

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## Why Book with Sadil Quinlan Properties

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://2apply.com.au/Form?AgentID=sadilquinlan&UniqueID=IRE3137725>