







16 Durville Crescent, Griffith

Classic Character, Generous Proportions in Old Griffith

Behind its understated exterior lies a home of remarkable scale and versatility, where generous proportions, multiple living spaces and considered design reveal a sense of space and sophistication that truly surprises.

An exceptional residence where classic charm, refined sophistication and considered design converge, 16 Durville Crescent, Griffith presents a remarkable opportunity to secure a home of distinction in one of Canberra's most sought-after locations.

Set on an impressive 1,668m² block this substantial, predominantly double-brick residence has been thoughtfully modernised to embrace the comforts of contemporary living while retaining its enduring character. Arranged across a single level, the home offers a wonderful sense of space and ease, with generous proportions, multiple living areas and a versatile floorplan designed to accommodate both grand entertaining and the everyday comforts of family life.

Set back from the street, a solid electric gate provides added security and privacy, while the home's position opposite Bass Gardens offers

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FOR SALE
$3,450,000+

VIEW
Sat 21st Nov @ 1:00PM - 1:30PM

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an appealing connection to its established surrounds.

Beautiful herringbone floorboards flow throughout the living areas, complemented by custom joinery, elegant double-hung windows, striking chandeliers, and skylights throughout the home that invite natural light into the interiors. Together, these considered details create a beautiful balance of traditional character and contemporary refinement, while the generous, versatile spaces provide a welcoming environment for comfortable family living and effortless entertaining.

The kitchen is both practical and inviting, featuring stone benchtops, a marble-tiled splashback, elegant brass feature handles, a breakfast bar, a walk-in pantry and generous preparation space, with an outlook across the adjoining meals and family areas. An electric fireplace adds warmth and ambience to the meals area, which connects seamlessly with the substantial sunroom to create a welcoming setting for relaxed family living and entertaining.

The generously proportioned laundry provides exceptional storage and practicality, rarely found in homes of this calibre.

The adjoining formal dining room is a statement in its own right, complete with a custom-built bar featuring Carrara marble detailing and ample room to host extended family and friends. For more intimate occasions, the separate lounge room offers a welcoming retreat centred around a beautiful fireplace.

An additional sunken rumpus room provides yet another place to relax, complete with an electric fireplace and excellent storage. A dedicated custom-built study, incorporating a cosy reading nook, offers a quiet space to work, study or unwind.

The substantial sunroom is an entertainer's delight, with bi-fold doors creating a seamless connection between the interior and outdoors. Complete with ceiling fans and heating for year-round enjoyment, this versatile space lends itself to everything from leisurely mornings to long lunches and gatherings with family and friends.

Accommodation is equally impressive, with four well-proportioned bedrooms in the main residence, each accompanied by built-in robes. The primary suite is a private sanctuary, complete with his-and-hers walk-in robes and an elegant ensuite featuring dual vanities, a spa bath, separate shower, a striking glass feature wall that draws in natural light, and a separate toilet for added privacy. Direct outdoor access further enhances the sense of retreat.

Adding an entirely separate dimension to the property, the self-contained studio offers outstanding flexibility for extended family, guests, independent living or a private workspace. Complete with its own kitchenette, bathroom, Fujitsu air conditioning and secure keypad entry, the studio provides comfort and independence. Overlooking the lush gardens, a glass mosaic feature wall and skylight enhance the space with distinctive character and natural light.

Practicality has not been overlooked, with ducted heating and cooling throughout the home, a substantial double garage, additional storage and a dedicated workshop or tool storage area providing further functionality. The generously proportioned laundry provides exceptional storage and practicality, rarely found in homes of this calibre.

Positioned in a tightly held Griffith Street, opposite Bass Gardens, this is a home that offers far more than accommodation. It presents a lifestyle defined by space, privacy, character and versatility, complemented by the enduring appeal of a substantial landholding and the convenience of single-level living.

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Manuka's cafés, restaurants and boutique shopping are within walking distance, as are Canberra Grammar School and the natural surrounds of Red Hill Nature Reserve. Here, a distinctive residence of generous proportions and timeless appeal offers an exceptional opportunity to enjoy the very best of Canberra's Inner South.

Features:
" Impressive 1,668m² block opposite Bass Gardens
- Substantial, predominantly double-brick residence
- Single-level living with generous proportions throughout
- Multiple living and dining areas
- Secure electric gate providing added privacy
- Four well-proportioned bedrooms in the main residence, all with built-in or walk in robes
- Luxurious primary suite with his-and-hers walk-in robes and elegant ensuite
- Ensuite featuring dual vanities, spa bath, separate shower and separate toilet
- Beautiful herringbone floorboards throughout living areas
- Skylights throughout, enhancing natural light
- Elegant double-hung windows, quality window furnishings and decorative picture rails
- Striking chandeliers and custom joinery
- Kitchen with walk-in pantry, stone benchtops, marble tile splashback generous preparation space and breakfast bar
- Meals area with electric fireplace and connection to kitchen, family room and sunroom
- Formal dining room featuring custom-built bar with Carrara marble detailing
- Lounge room with traditional fireplace and features
- Sunken rumpus room with electric fireplace and excellent storage surrounding by picturesque windows
- Substantial sunroom with bi-fold doors connecting indoors and outdoors, ceiling fans and heating for year-round enjoyment
- Dedicated custom-built study with cosy reading nook
- 2 x electric fireplaces and 1 x open fireplace
- Back to base security system with cameras
- Generously proportioned laundry with exceptional storage
- Separate, self-contained studio ideal for extended family, guests or independent living
- Studio featuring kitchenette, bathroom, Fujitsu air conditioning and secure keypad entry
- Ducted heating and cooling throughout the main residence
- Substantial double garage with additional storage
- Dedicated workshop or tool storage area
- Established gardens and a private, secure setting
" Above average building report
" Walking distance to Manuka cafés, restaurants and boutique shopping
- Conveniently located near Canberra Grammar School and Red Hill Nature Reserve

Key Figures:
EER: 2
Rates: $3,793.88pq
Land Tax (for investors only): $7,958.30pq
Residence: 329.02sqm
Studio: 34.5sqm
Garage: 50.56sqm
Total: 414sqm
Block Size: 1668sqm
UV: $2,420,000 (2025)

Disclaimer:
While all care has been taken in compiling information regarding

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properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.











MORE DETAILS

Property ID	1UYUFMF
Property Type	House
Land Area	1668 m2
EER	2
Including	Study
	Ducted Cooling
	Ducted Heating
	Alarm
	Fire Place
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Workshop
	Built-in-Robes
	Fully Fenced
	Remote Garage

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Manuka



The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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