



LJ Hooker
Manuka



Griffith, 40 Furneaux Street

A Wonderful Family Lifestyle Within Minutes to Manuka Village

Auction Location: on Site

Nestled in one of Canberra's most prestigious streets, this exceptional residence presents a rare opportunity to acquire a wonderful lifestyle home in such a premium location. Available for the first time in over two decades, 40 Furneaux Street stands proudly on a generous 1,430sqm parcel, offering an enchanting blend of period charm and modern comfort.

Beyond the endearing facade, framed by established hedges create a striking first impression, this home reveals a thoughtfully designed interior bathed in natural light. The north-facing orientation ensures sun-drenched spaces throughout, while the original character features, including a formal lounge with fireplace, speak to the home's historic significance. Beautiful blackbutt flooring enhances the family room and the main bedroom,

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Auction
Sat 1st Mar @ 10:00AM

View
By Appointment

Contact
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EER ★★★★★

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adding warmth and elegance to these inviting spaces.

The flexible and generously proportioned floorplan encompasses four spacious bedrooms, each positioned for optimal privacy, with sophisticated bathroom arrangements including an ensuite to the main bedroom. An optional self-contained flat at the front of the property offers versatility, perfect for extended family living, a home office, multi-generational living, or guest accommodation, complete with its own bathroom facilities and kitchenette, this property is as functional as it is beautiful.

The heart of the home is the inviting living area, which flows effortlessly to a stunning kitchen, equipped with high-quality appliances, ample storage, and a dedicated pantry/appliance cupboard, with solid granite benchtops and splashbacks, equipped with high-quality appliances, ample storage, and a dedicated pantry/appliance cupboard, flowing seamlessly into a sun-lit dining area. A charming window nook invites splendid mornings with coffee or leisurely afternoons with a book.

The mature garden surrounding the property create a tranquil backdrop for indoor-outdoor living, offering a private sanctuary in the heart of the inner south. The seamless indoor-outdoor flow is a highlight of this exceptional home, where a large deck overlooks a private oasis of beautifully landscaped gardens and a sparkling pool. The rear garden features mature fruit trees, including cherry, fig, pomegranate, and olive tree, nestled among native greenery. Perfect for entertaining or quiet relaxation, this outdoor retreat features mature trees, manicured lawns, and vibrant native plantings, creating an idyllic setting for everything from weekend barbecues to peaceful morning coffees. The pool adds a luxurious touch, promising both refreshing summer enjoyment and an elegant backdrop for year-round outdoor living.

Modern comforts haven't been overlooked, with both ducted heating and a gas fireplace, the home offers exceptional comfort year-round. A security alarm system providing peace of mind and added security throughout. The property also offers a spacious two-car garage for secure parking.

What truly sets this home apart is its timeless character and soul. From charming architectural details to cozy nooks, every corner tells a story and invites new memories. Set in one of Canberra's most coveted suburbs, this distinguished residence offers a rare blend of heritage charm in a premier location —a truly unique opportunity in the inner south.

Location is paramount, and this property delivers exceptionally. Just 250 meters from the vibrant Manuka Village, residents enjoy immediate access to premier dining, shopping, and entertainment options. The proximity to Lake Burley Griffin, Canberra CBD, Parliamentary Triangle, and the airport makes this an ideal residence for professionals and families alike. The Kingston precinct, Fyshwick Markets, and Manuka Oval are all within easy reach, creating the perfect balance of convenience and lifestyle.

Features Include:

- *Quiet street with minimal traffic
- *1,430sqm parcel of land
- *Unique home rich in character and history
- *4 spacious bedrooms with well allocated bathrooms



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- *Three separate living spaces including large flexible open plan main living /family room.
- *Stunning and easy-care new solid blackbutt floors in extension, original polished hardwood floors in the original and impressive parquetry floors in formal dining room
- * North-facing rear orientation, ready for your personal touch
- *Optional self-contained flat
- * Mature gardens from front to rear
- * Beautifully designed back garden with sweeping limestone walls, native plants and plenty of room for outdoor dining
- * Short stroll to vibrant shops and cafes in Manuka, Griffith, and Red Hill
- * Sought-after neighbourhood with a strong sense of community
- *Central to key Canberra institutions and Lake Burley Griffin

Disclaimer:

While all care has been taken in compiling information regarding 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 About this Property

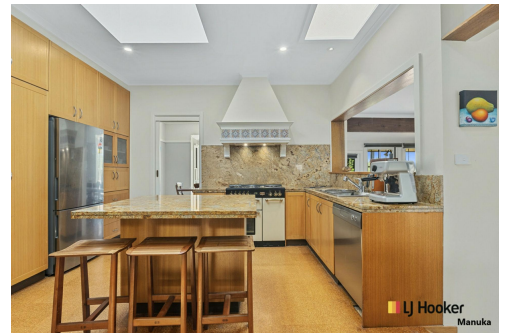
Property ID	1TWPFMF
Property Type	House
Land Area	1430 m ²
EER	2.5
Including	Study Fire Place Courtyard Deck Dishwasher Floorboards Built-in-Robes Secure Parking

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Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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