



40 Stuart Street, Griffith

## Superbly Renovated Family Masterpiece in Griffith




Auction Location: On Site

Timeless Grandeur with Modern Luxury

Welcome to 40 Stuart Street, a distinguished residence that effortlessly blends classical opulence with contemporary finesse. A finalist in the MBA Awards in 2023, this double brick home stands as a testament to enduring craftsmanship and design excellence. With soaring high ceilings, rich architectural details, and a sense of quality throughout, this residence warmly welcomes families of all sizes, entertainers, and those who appreciate a refined lifestyle.

Every corner of this four-bedroom, two-bathroom residence has been thoughtfully curated to offer elegance and ease. From the polished jarrah timber floors to the home's elevated east-north orientation, natural light pours in and creates an uplifting ambience. Updated interior provides a flawless balance between heritage charm and modern convenience.

Upstairs, three spacious bedrooms are equipped with reverse-cycle air conditioning, serviced by a sumptuous main bathroom complete

4  2  2 

**FOR SALE**

Auction 09/08/2025

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 **LJ Hooker**

with a freestanding bathtub and a separate shower. The second and third bedrooms bask in morning light from their east-north facing windows, while the fourth bedroom offers tranquil views of the meticulously landscaped garden.

The main suite, located on the ground floor, is a private sanctuary boasting a resort-style ensuite, a walk-in robe, and luxurious finishes designed to soothe and impress.

The open plan living and dining area offers a warm invitation, featuring the gas fireplace that speaks to the home's character. Whether hosting guests or enjoying quiet evenings, the space blends grandeur with intimacy.

The kitchen is a masterpiece, custom-designed by Crown Kitchens and fitted with the finest Miele appliances, including two dishwashers, an integrated fridge, a wine fridge, and a downdraft induction cooktop. The layout is thoughtfully appointed with a generous walk-in pantry, abundant storage, and a striking island bench that anchors the space. This is a kitchen where function meets flair, a dream come true for the passionate entertainer or culinary enthusiast.

To the rear of the property lies an oversized double carport accompanied by a flexible studio perfect as a guest retreat, home office, or creative area. Whether you're working from home or hosting extended family, this adaptable space adds yet another layer of comfort and functionality. Beyond the studio, a beautifully landscaped and well-maintained garden offers a tranquil leafy outlook, creating a serene backdrop ideal for relaxing, entertaining, or simply enjoying the outdoors.

Situated in one of Canberra's most sought-after locations, this home places you right in the heart of convenience and lifestyle. Enjoy effortless access to prestigious schools, boutique shopping at Manuka Village, Griffith and Narrabundah shops, the vibrant dining scene of Kingston Foreshore, and the iconic Parliamentary Triangle. With everything you need just moments away, the unbeatable location truly sets this property apart.

#### Features Include:

- Finalist in MBA Awards in 2023
- Elevated east-north orientation
- Double brick with high ceilings
- Spacious family home
- Separate flexible room
- Beautifully maintained garden.
- Reverse Cycle Air Conditioning in all the bedroom
- Main suite with walk-in robe and an ensuite
- Ducted Gas Heating
- Gas Fireplace in dining room
- Miele appliances throughout
- Integrated fridge and dishwasher
- Under floor heating in bathrooms
- Heating towel rails
- 3 phase power
- New plumbing and electrical wiring throughout
- Luxurious standalone bathtub
- Prime location near Manuka Village, Kingston Foreshore, Griffith and Narrabundah Shops and the Parliamentary triangle
- Close to top-rated schools

#### Disclaimer:

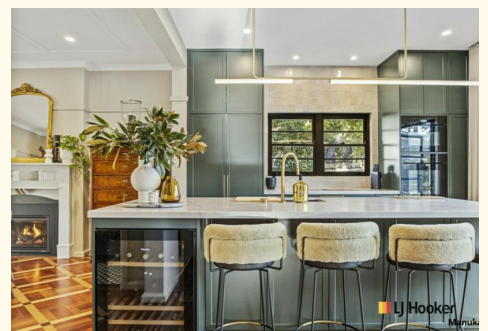
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## MORE DETAILS

Property ID	1U2ZFMF
Property Type	House
House Size	208 m2
Land Area	1072 m2
EER	2.5
Including	Study Toilets (1) Dishwasher Floorboards Liveability

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First Floor



Ground Floor



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