

## Griffith, 6 La Perouse Street

Prestigious Residence, Private Leafy Location

Auction Location: On Site

Sold at auction! We have qualified buyers ready and waiting-if you're considering selling, contact us to see if we have the perfect buyer for your home.

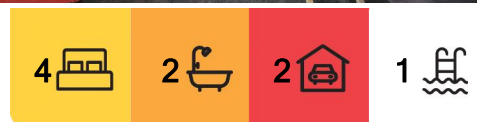
A Masterpiece of Charm in Canberra's Most Coveted Location

Built in one of Canberra's most prestigious streets, this exceptional residence is a masterpiece of timeless charm and contemporary luxury. Just 300 meters from Manuka Village, this home offers a rare opportunity to experience an unrivalled lifestyle in an exclusive, tree-lined enclave.

From the moment you step inside, the home's elegance is undeniable. High ceilings, deep windowsills, and sun-drenched interiors create a warm and inviting atmosphere. Designed



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**For Sale**  
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[ljhooker.com.au/1TYTFMF](http://ljhooker.com.au/1TYTFMF)

**Contact**  
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**EER** ★★★★★

**LJ Hooker Manuka**  
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for both comfort and sophistication, the formal and casual living areas flow effortlessly, with a north-facing aspect ensuring natural light fills every corner.

Designed for both intimate family living and formal entertaining, this home seamlessly blends classic architecture with modern comfort. The formal living and dining areas embrace the home's northern orientation, creating sun-drenched spaces that exude sophistication. The state-of-the-art kitchen is a culinary dream, featuring an Asko cooktop with both gas and induction options, two Franke ovens, and built-in refrigeration. A hidden butler's pantry-complete with an apron-front sink and handcrafted custom larder-ensures effortless meal preparation and storage. The adjoining dining area, framed by expansive north-facing windows, overlooks the sparkling pool, creating a picturesque setting for every meal.

Seamlessly blending indoor and outdoor living, the home features a stunning alfresco terrace, complete with a fully equipped outdoor kitchen and a premium built in BBQ. Manicured gardens surround the property, with a private cabana offering a secluded retreat. Recent upgrades, including new paving, a refreshed deck, and a state-of-the-art Hunter irrigation system, ensure the grounds remain pristine year-round with minimal effort.

The home's flexible and luxurious accommodations cater to a variety of lifestyles. The main suite is a private sanctuary, featuring a sophisticated ensuite with a floating vanity and a spacious walk-in robe. A second bedroom boasts its own ensuite, offering a luxurious space for guests or family members. The fourth bedroom, thoughtfully designed with a built-in study area, provides versatility as a home office or additional living space.

Positioned just moments from Manuka Oval, elite schools, boutique shopping, and the finest dining destinations of the Inner South, this extraordinary residence represents an unparalleled opportunity to secure a home of rare distinction in one of Canberra's most exclusive enclaves.

**Features:**

- \* Substantial two-car garage with internal access, stone flooring, and loft storage
- \* Circular driveway with additional on-grade parking
- \* Electric blinds in living and dining areas
- \* Comprehensive security system
- \* External electric blinds in dining, kitchen and family room windows
- \* Zoned air conditioning and ducted heating/cooling with gas heating
- \* Ceiling fans in two bedrooms
- \* Well-appointed laundry with extensive storage
- \* Gourmet kitchen; gas and induction cooktop, two Franke ovens, hidden butler's pantry
- \* Seamless indoor-outdoor living; Dining and living areas flow onto alfresco with equipped outdoor kitchen and 4-burner built in Weber BBQ
- \* 4 bedrooms, 2 with own ensuite and in-floor heating
- \* Resort style outdoor space; Solar heated, salt water inground swimming pool, private cabana, updated deck
- \* New Hunter irrigation system with upgraded sprinkler system
- \* 27 Solar Panels with solar battery in garage
- \* Large separate garden shed

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## More About this Property

Property ID	1TYTFMF
Property Type	House
Land Area	1196 m2
EER	4.5
Including	Study Ducted Cooling Ducted Heating Toilets (1) Pool Deck Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage Solar Panels

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