

91 Jansz Crescent, Griffith

# Immaculate Family Living meets Elevated Perfection with Unrivalled Views

Auction Location: Onsite

Positioned within one of Griffith's most tightly held and prestigious streets, and backing directly onto the tranquil expanse of Griffith Woodland, this architecturally designed residence delivers a rare combination of sophistication, privacy and exceptional family living.

Spanning three expansive levels, the home has been thoughtfully crafted to embrace its natural surrounds while offering generous proportions, refined finishes and seamless functionality throughout. From the moment you arrive, a grand entry foyer sets an elegant tone, where a striking chandelier, bespoke joinery and classic French doors create an immediate sense of quality and timeless design.

The accommodation level is privately positioned and superbly appointed, offering exceptional space and flexibility for modern family living. It comprises five generously sized bedrooms, complemented by an additional living area that provides valuable separation for growing families or multi-generational needs, while also enjoying direct access

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**AUCTION**
Sat 21st Nov @ 10:00AM

**VIEW**
Sat 7th Nov @ 1:30PM - 2:00PM

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to a tranquil patio and beautifully landscaped backyard.
A stylishly finished family bathroom with heated flooring features a freestanding bath and separate shower, accompanied by an additional powder room for added convenience. A versatile fifth bedroom or home office further enhances the home's adaptability, while built-in wardrobes throughout ensure excellent storage and everyday functionality.
The luxurious primary suite serves as a true retreat, complete with an oversized walk-in wardrobe and an indulgent ensuite featuring heated flooring.

Designed with entertaining in mind, the upper level forms the heart of the home. Framed by serene woodland vistas, the light-filled open plan living and dining area flows effortlessly onto a north facing spacious balcony overlooking the reserve with views to Russell. A second balcony captures elevated outlooks towards Red Hill and the surrounding hills, enhancing the home's connection to its picturesque setting. The gourmet kitchen is both elegant and functional, appointed with stone benchtops, premium appliances including a Miele dishwasher and ovens, gas cooktop, and a fully equipped butler's pantry with extensive storage. A gas fireplace adds warmth and ambience, creating an inviting space for year-round entertaining. A conveniently located powder room completes this level.

Outdoors, the beautifully landscaped rear garden provides a private sanctuary and a natural extension of the living spaces. Backing directly onto Griffith Woodland, this peaceful setting offers a rare sense of seclusion while remaining moments from the very best of Canberra.

Additional features include an oversized double garage with extensive storage and internal access, a large internal laundry, a dedicated security system, zoned reverse cycle air conditioning, heated towel rails, underfloor heating to bathrooms, in-ceiling speakers, sound insulation and extensive custom storage throughout. Every element of the home reflects a commitment to quality, comfort and considered design.

Ideally located in the heart of Canberra's Inner South, this exceptional residence offers unparalleled lifestyle convenience. Enjoy close proximity to some of the capital's most prestigious schools, including Canberra Grammar School, St Edmund's College and St Clare's College, as well as easy access to the dining and boutique shopping precincts of Manuka Village and Kingston Foreshore. The Parliamentary Triangle, Lake Burley Griffin and the CBD are all just minutes away, while nearby arterial roads and public transport options ensure effortless connectivity across the city.

Surrounded by parklands, walking trails and nature reserves, this address delivers the perfect balance of tranquillity and cosmopolitan living.

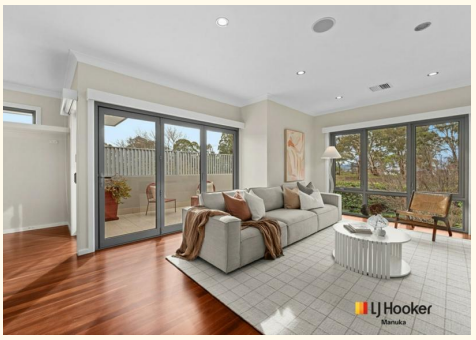
Features:

- Architecturally designed three level residence
- Five spacious bedrooms, including a luxurious primary suite with oversized walk-in wardrobe and ensuite
- Flexible fifth bedroom or home office
- Multiple living areas across two levels
- Large open-plan entertaining area upstairs
- Seamless indoor-outdoor connection with private northerly aspect
- Great separation between living and accommodation areas
- Two entertaining balconies with woodland and elevated district views
- Permanent privacy (no rear neighbours)
- Gourmet Caesarstone kitchen with butler's pantry

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- Stone top breakfast bar
- Miele integrated dishwasher
- Two Miele ovens
- Gas cooktop
- Gas fireplace to the main living area
- Ducted heating and cooling
- Double glazed windows
- Between floor sound insulation
- ceiling speakers on upper level
- Artiteq picture hanging system on feature walls
- Heated bathroom flooring and heated towel rails
- Premium Villeroy & Boch basins
- Extensive custom cabinetry and storage throughout
- Landscaped gardens backing directly onto Griffith Woodland
- Zoned irrigation system
- Double automated garage with internal access and additional storage
- Dedicated home security system and intercom
- Moments to Manuka, Kingston Foreshore, leading schools and Parliamentary Triangle

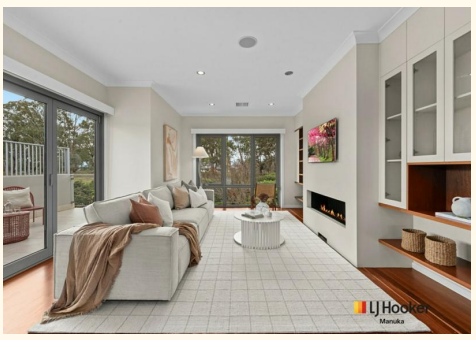









KEy Figures: (approximations)
EER: 4
Rates: $2,120.53pq
Land Tax (for investors): $4,575.12pq
Internal Living: 307.08sqm
Garage: 40.36 sqm
Total 347.44 sqm
Block Size: 919sqm
UV: $1,620,000 (2026)

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 DETAILS

| | |
|---|---|
| Property ID | 1UTAFMF |
| Property Type | House |
| Land Area | 919 m2 |
| EER | 4 |
| Including | Ducted Cooling |
| | Ducted Heating |
| | Toilets (3) |
| | Balcony |
| | Dishwasher |
| | Floorboards |
| | Built-in-Robes |

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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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