






3 Broadsmith Street, Scullin

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## Where Contemporary Design Meets Natural Charm

Extensively reimaged from within, this home captures a rare blend of modern refinement and natural warmth. The renovation is bold yet balanced - every surface, texture, and finish carefully curated to create a sense of effortless flow.

Light moves through the home with intention, highlighting organic materials and architectural depth. The interiors feel both contemporary and timeless, with spaces that shift seamlessly from calm retreat to vibrant gathering.

Outside, lush gardens extend the living experience - private, grounded, and perfectly in tune with the home's renewed character.

A complete transformation that defies convention, offering a lifestyle defined by texture, elegance, and quiet confidence.

Why this property captivates:

- Extensively renovated interiors showcasing premium craftsmanship and a seamless modern aesthetic
- Light-filled open-plan living framed by natural textures and elegant finishes

**FOR SALE**

Auction, Sat 8th Nov at 2:30pm

**AGENTS**

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**AGENCY**

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(02) 6213 3999

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- A refined kitchen featuring quality appliances, induction cooktop, sleek cabinetry, and generous bench space
- Separate living zones offering flexibility for both relaxation and entertaining
- Bedrooms designed with comfort and style in mind, including a sophisticated main suite with built in robes
- Contemporary bathrooms with high-end fittings and minimalist design
- Lush, landscaped gardens creating a private outdoor escape ideal for gatherings or quiet retreat
- Chic modern flooring and warm tones adding depth and character throughout
- Double glazed windows throughout
- 6.6kW solar system for energy efficiency and reduced running costs
- Reverse-cycle heating and cooling ensuring year-round comfort
- Positioned within a tranquil pocket of Scullin, moments from local shops, cafés, parks, and Belconnen's vibrant amenities

#### Proximity to Amenities:

- Within minutes of Scullin shops, local cafés, and playgrounds
- Close to Belconnen Fresh Food Markets, Westfield Belconnen, and an array of dining and retail options
- Easy access to public transport links and main arterial roads for smooth connection across Canberra
- Surrounded by walking trails, reserves, and sporting facilities ideal for recreation and relaxation
- Approximately 10 minutes to the University of Canberra, Calvary Hospital, and Lake Ginninderra
- Around 15 minutes to Canberra's CBD, offering an ideal balance of convenience and lifestyle
- A location that captures the ease of suburban living while remaining close to everything essential

## MORE DETAILS

Property ID	35ZAGCY
Property Type	House
Land Area	702 m <sup>2</sup>
EER	3
Including	Air Conditioning Solar Panels

### Troy Thompson 0408 694 917

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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