



19 Bennet Street, Spence

## Architectural Masterpiece Designed for Modern Lifestyle

A complete rebuild in 2023 with zero corners cut. Constructed by a professional builder for his own standards, not a volume developer's margin. The difference is obvious the moment you walk through.

Every element has been executed at a level rarely seen in the area. Clean architectural lines, premium materials and a layout designed for effortless everyday living. Soaring 2.7m ceilings amplify the sense of space throughout, while the kitchen anchors the home with high-end appliances, stone surfaces and custom joinery, flowing seamlessly into expansive living and dining zones that feel both refined and relaxed.

The outdoor setting is equally impressive, centred around a large alfresco designed for entertaining on any scale. Overlooking a generous swimming pool, the space delivers the perfect balance of privacy, leisure and lifestyle.

Adding another layer of versatility is a substantial separate dwelling positioned at the rear of the property. Complete with its own bathroom, the space can easily function as an oversized man cave, guest retreat, studio, gym or home business - the flexibility is

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### AUCTION

Sat 11th Apr @ 2:30PM

### VIEW

Sat 4th Apr @ 10:00AM - 10:30AM

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

exceptional.

Accommodation is generous and well considered, with luxurious bathrooms and finishes that feel closer to a boutique build than a typical suburban home. The level of craftsmanship throughout reflects a builder who values precision, durability and quality above all else.

For buyers who recognise the difference between standard construction and a home built with genuine pride, this is in a league of its own.

Why this property captivates:

- Complete knockdown-rebuild in 2023, delivering the benefits of near-new construction with premium craftsmanship
- Built by a professional builder, ensuring superior construction quality, attention to detail and high-end inclusions throughout
- Expansive open-plan living and dining zones enhanced by 2.7m high ceilings, creating a strong sense of space and natural flow
- Designer kitchen appointed with quality appliances, stone surfaces, custom joinery and a walk-in pantry, forming the centrepiece of the home
- Large alfresco entertaining area designed for effortless indoor-outdoor living and hosting on any scale
- Impressive swimming pool providing a resort-style element and ideal summer lifestyle
- Substantial separate rear dwelling complete with its own bathroom, offering versatility as a man cave, guest retreat, studio, gym or workspace
- Generous accommodation including a privately positioned master suite with ensuite, and well-proportioned secondary bedrooms
- Hydronic heating throughout delivering efficient, consistent comfort during Canberra's colder months
- Oversized double garage with epoxy flooring, combining functionality, storage and durability
- Solar panels with battery storage enhancing energy efficiency and reducing running costs
- Thoughtfully designed layout balancing comfort, privacy and functionality for modern family living

Proximity to Amenities:

- Within 3 minutes' drive to local shops for cafes, supermarkets and everyday essentials
- Within 4 minutes' drive to nearby primary schools and childcare options
- Within 6 minutes' drive to Amaroo School catering from preschool to Year 10
- Within 8 minutes' drive to Gungahlin Market Centre and Belconnen Town Centre offering extensive retail, dining and commercial amenities
- Within 9 minutes' drive to Yerrabi Pond and surrounding parks, walking trails and recreational spaces
- Within 10 minutes' drive to Gungahlin College
- Within 12 minutes' drive to Westfield Belconnen for major retail, supermarkets and entertainment
- Within 15 minutes' drive to Canberra City via main arterial roads for direct CBD access

EER 

## MORE DETAILS

Property ID 36FMGCV  
Property Type House  
House Size 285 m2  
Land Area 930 m2  
EER 6

### **Estephano Cardenas 0415 423 006**

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