



## When Luxury Location and Lifestyle Meet

Classically elegant exteriors combine with Moroccan inspired interiors to create a unique offering in this distinctive five bedroom executive residence. Moments from the inner city in a whisper quiet street, this residence exemplifies the five principles of real estate – location, design, style, quality and space. Segregated, yet interlocking living spaces, interact enticingly with an inviting array of outdoor courtyards, encouraging entertaining on a grand or intimate scale.

Sunny informality is the keynote to its design, where large full length windows reach for the sun and offer an ambience of warmth and seclusion. A centrally located kitchen is the focal point of the home, whether it be relaxing with family on a day to day basis, or entertaining in style for special occasions. Showcasing cutting edge design principles, the large yet space efficient floor plan features 5 queen-sized bedrooms, 5 bathrooms, a central courtyard with sparkling in ground pool, separate guest area and fluid relationship between indoors and outdoors.

Moments from the eclectic mix of lifestyle choices our inner city and O'Connor shops offer, Black Mountain provides an impressive backdrop, suggesting this may seem the complete residential package. Built to exacting standards with first-class finishes throughout, the inclusions are both extensive and impressive.

Why not see for yourself why we believe this is an offering like few others?

5 | 5 | 3 | |

### 23 RIDLEY STREET TURNER

LAND. 1,186m<sup>2</sup> / LIVING. 412m<sup>2</sup> / EER. 3

## AUCTION

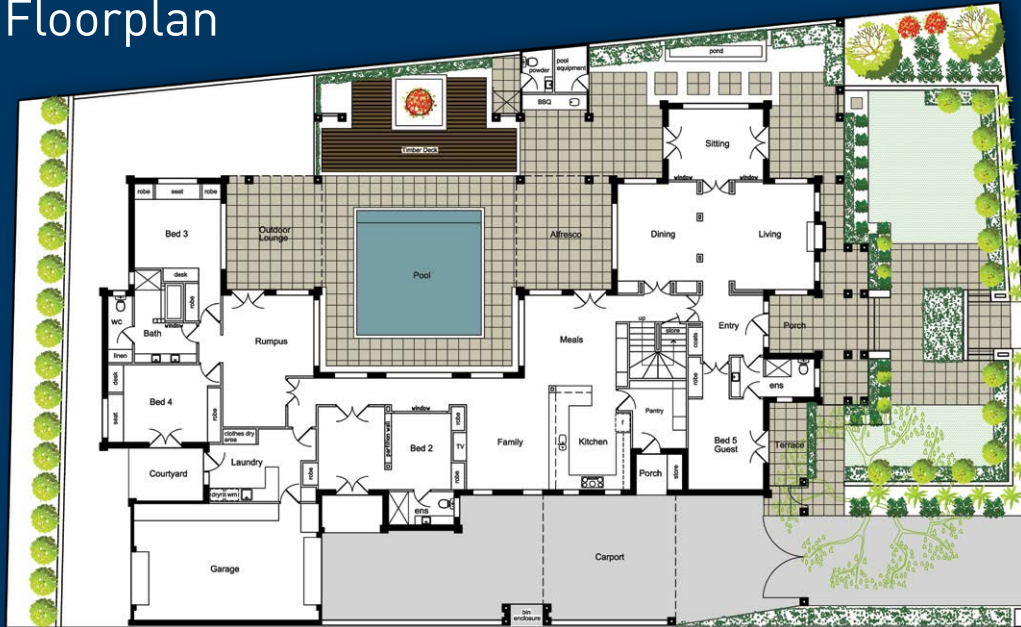
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Saturday 25 August 2018



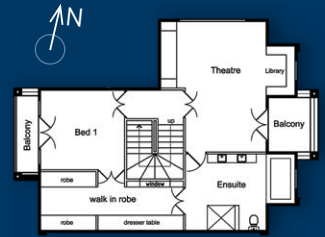
TRENTON MORRISSEY 0433 622 600  
STORM BREARLEY 0408 77 22 11



# Floorplan



LOWER LEVEL

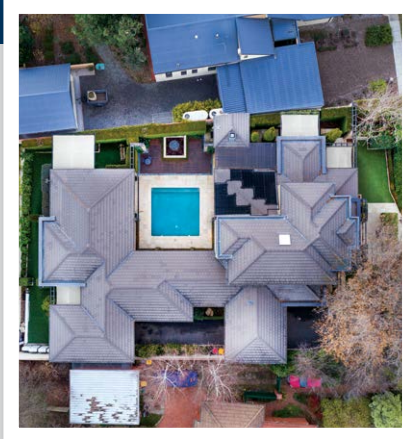


UPPER LEVEL

<b>SITE AREA</b>	<b>1,186m<sup>2</sup></b>
Residence Lower Level	313.7m <sup>2</sup>
Residence Upper Level	80.6m <sup>2</sup>
Garage	41.0m <sup>2</sup>
Carport	36.0m <sup>2</sup>
Balcony	5.7m <sup>2</sup>
Store/ W.C	10.3m <sup>2</sup>

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## Inclusions

Constructed in 2000-01 by multi-award winning builders, Sutton and Horsley.

Northerly aspect with views to Black Mountain and Mt Majura and in walking distance to Black Mountain. Close proximity to the city, ANU, Radford College, Haig Park, and Palace Cinema with easy access to a bus route. A suburb with local shops, a strong sense of community and wonderful neighbourhood. The house is built around a feature pool in a U-shape design. Privacy and security assured with formal hedging in front of brick fences, security systems and remote control gates and garage access. Separate outdoor spaces creating intimate areas to catch the winter sun or escape the summer heat.

### FEATURES

- 5 queen-size bedrooms
- 5 bathrooms
- Study
- Formal lounge and dining
- Separate rumpus lounge attached to bedroom wing
- Double secure carport under roofline accessing directly into cold porch/ kitchen pantry
- Additional 45m<sup>2</sup> garage/workshop under roofline
- Built-in BBQ area with sink and bar fridge and commercial exhaust
- Custom built in joinery throughout the home
- Separate guest accommodation with combined ensuite/powder/bathroom
- Master suite walk-in-robe and extensive joinery/makeup studio and benching
- Theatre room with large screen and overhead projector

- Stainless steel kitchen appliances including built-in microwave, ice maker two door JennAir Refrigerator, SMEG Oven – 900mm, SMEG Multi-fuel cooktop, insinkerator
- North facing feature reading room with silk tented ceiling and tinted double glazed sun room looking out to private courtyard and fish pond
- Detailed plaster ceilings throughout defining different room spaces
- Adjustable cedar blinds to all windows and French double doors
- Feature corporate timber panelling to family room TV wall
- Large laundry with built in pull out clothes drying racks and pull-down hanging rail
- 2 electric hot water unit servicing each end of the house
- 4 Daikin air conditioning units enabling control over/cooling requirements
- Maximum insulation to walls, ceiling and between floors
- Cedar timber framed double glazed windows to the majority of the house
- Concrete swimming pool with easy care ionic filtration system
- Ducted vacuum
- Sensor security system
- Auto operated power driveway gates with copper inserts
- 2 built-in ironing stations
- Speaker System
- Gas fire to formal lounge
- Quality carpets
- Integrated garden watering system
- Detailed decorative metal screens used extensively to the front facade, balconies, gates and internal windows
- All external paving tiled in Himalayan sandstone
- Easy care artificial grass to front and rear
- Pleached bay tree front hedging. Mature boundary hedges and low maintenance box hedges
- Fish pond and reflection pond.