

76 Irvine Street, Watson, ACT 2602

home by holly

House For Sale

Saturday, 4 May 2024

76 Irvine Street, Watson, ACT 2602

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



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\$1,380,000+

One of the finest locations in Watson, directly opposite and siding parkland! The smell of cut grass on a summer afternoon, kids romping home late from the adjacent parkland, a cold drink on the timber decking as the sun sets. The kitchen a central part of the open plan design, perfectly arranged for cooking fine food, hosting family and friends. Sound idyllic? Months of meticulous care, attention and renovation work has been put into to this incredible home that sits proudly at the top of Watson. Beautifully renovated from top to toe, with a 6 star energy rating nothing has been left untouched in this three-bedroom home that effortlessly combines the old with the new. A warm and wonderful sanctuary has been created, with fabulous energy efficient credentials, it really is a brilliant residence. We love the preserved blonde brickwork with its stepped detailing and matching corner mailbox. And the raised front patio that takes in the broad expanse of front lawn, dappled by the reaching arms of an age-old tree. To one side a neat driveway ushers to double garage with the convenience of an auto-roller door. Resting on a quiet leafy street, across from Watson Woodlands and adjacent to Harding Street Playground, the home has the feel of woodland retreat, belying its coveted inner north locale. The elongated brick form evoking iconic Australian suburban living, and now replete with brand-new double-glazed windows, finished in handsome woodland grey. Within engineered timber in soft oak stretches to meet crisp white walls evoking a peaceful simplicity. Extensive use of glass captures light from both the north and east and floats the social arena amidst the surrounding green fields. There is a feeling of living on acreage, as well-tended parkland stretches for as far as the eye can see. There is rigour and simplicity at work here, as harmonious finishes and attention to detail imbues the home with a sumptuous completeness. The kitchen gleams white in the sunlight as banks of storage meet stone benchtops and smoky grey splashbacks mirror light, capturing dancing garden shadows. Bosch appliances and a large island merge function and style, the open space ideal for bringing people together - think, warm summer evenings, showing off your culinary skills...spilling deck side, celebrating the pleasure of living, surrounded by the people you love most. The shades of white with soft grey, featured strongly in the kitchen, extended through-out, and further dramatised by contrasting black floors, in the luxury bathroom and laundry, creates a polished simplicity and cohesion. Three peaceful bedrooms share an easy adjacency to the stunning bathroom with its deep relaxing tub and separate toilet. Two bedrooms have built-in-robos for seamless storage and all rooms capture green garden vistas. Young pines at the rear edge soft lawns and will grow over time to create lush green walls. The elevated deck gifting long views to the majestic gum trees that shade the pathways and open fields of the playgrounds. This is outdoor living at its best, with easy to-and-fro from inside to out, a deep tranquillity and a magic vista that will never be built out. Watson is a vibrant, inner-north suburb with great community vibes, fabulous local shops, plenty of playgrounds and parks and surrounded by natural reserves. The home is moments from Watson shops and primary schools. Enjoy great coffee, fabulous pizza at The Knox, or dine out at the Filipino eatery, Lola and Lola. It is not far to Dickson shops, host to an array of international cuisines. Majura Nature Reserve is close by, and the home is edged by interconnecting green spaces. It is not far to the dynamic Braddon precinct, ANU and the CBD. The home is also convenient to transport, including the light rail, linking you to the metro city station and the whole of Canberra. features..fully beautifully renovated three-bedroom home in coveted Watson.nothing has been left untouched .6 star energy rating.resting on a quiet street across from and adjacent to parkland.light filled and spacious with a wonderful feel.gorgeous concordant materiality - white with soft greys, black and warm oak.brand new double glazed windows throughout plus the sliding and laundry door.open kitchen, dining and living with views to parkland.perfect north eastern solar orientation.combo of new floating oak flooring and new soft carpet.brand new kitchen with banks of storage, floating island, stone benchtops, glass splashbacks and quality appliances from Bosch including wall oven, induction cooktop and integrated dishwasher.large living arena flowing to the new elevated front terrace.dining space opening to new rear deck and garden.new laundry with storage and stone benchtop opening directly to garden.master bedroom with wall of new custom built robes.bedroom two with new custom built-in-robe.third bedroom or home office.new family bathroom with tub and separate toilet.under tile floor heating to the bathroom, toilet and laundry.new ducted electric heating and cooling.new insulation to the brick veneer walls, internal walls, under floor and ceiling/roof cavity.all new internal walls, lining, cornice, architrave, skirting, doorframes and doors.new blinds and curtains.fully fenced rear garden with new composite timber decking, fresh new soft lawn and hedging.swell of native gardens with a new watering system to the rear lawn and hedge bed.all new colourbond roof with anticon sarking/insulation blanket.new metal gutters and facias.new front verandah and paths.new private driveway ushering to the new brick double garage with auto-doors at the front and rear.easy stroll to the fabulous Watson Shops .handy to transport, including the light rail,

a variety of schools and the Farmer's Market at EPIC .easy drive to the Dickson and Braddon Precincts, ANU and the
CBDEER: 6Rates: \$4,401 approx. per annumLand Size: 708m²Land Value: \$855,00