

1 Holroyd Street, Watson, ACT 2602

home by holly

House For Sale

Sunday, 10 March 2024

1 Holroyd Street, Watson, ACT 2602

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Type: House



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\$1,180,000+

From the moment you step through the gate you feel enclosed within an intimate refuge as beautifully planted gardens hold and privatise. There is a gorgeous dialogue with nature as the home spills to alfresco living on two sides. Rendered walls washed in Tuscan red, champion that long established Italian tradition - long lunches enjoyed with family and friends, beautiful food, dappled sunshine. This renovated 1960s four-bedder, rests on a quiet street that curves to meet the Simpson Street Playground. The home is surrounded by green by-ways, parks and it is an easy stroll to Woodlands. Seeded within the dynamic inner north, Watson gifts a unique rural village vibe with strong community values, much-loved local shops, tree-lined streets and nearby bushland reserve. Within eco-friendly bamboo floors flow underfoot, and there is a lovely circular flow from living to dining and kitchen. Banks of glass sliders can be left open to fresh air, warming northern light. The elevated deck is shaded by deciduous trees that welcome sunshine during the winter months. Rustic timber bench seating adds to the organic feel as the deck floats you within the enchanted gardens. Extending to landscape on two sides, the home welcomes cross breezes and invites an ever-changing interplay of light and nature within. During the hottest months, the family can drift to the summer patio, sheltered by a cluster of Japanese maples. Come winter there is the snug of a gas fireplace set withing the original hearth, as thermally broken industrial glazing seals in the warmth. There is a soothing harmony with the natural surroundings as recycled timber worktops and ash shelving inform the kitchen. Floating shelving welcomes curated display, loved objects as banks of nougat cabinetry hide the clutter. Quality appliances from Miele make cooking a breeze, and there is a nice open sociability with the dining space. The Mediterranean theme is echoed in the terracotta flooring within the family bathroom. A clever jack-an-jill flow means it can be accessed from both the internal laundry and hallway. Beyond three peaceful bedrooms welcome leafy views with the master drifting to private deck. Meandering granite paths are bordered by mulched beds teeming with native grasses, shrubs, as a cornucopia of mature trees interlace and shelter. The beautifully landscaped gardens wrapping around the home, making the most of the large corner block and creating a haven of absolute privacy. Pretty mosaic steppers patterned with cobalt glass coalesce with the blue hues of granite rocks that dot the garden beds. A small pond welcomes birdlife, and a soft swell of lawn is perfect for the kids to romp and play. To one side a gated driveway ushers past olive trees and flowering jasmine to a double garage. The home is close to a myriad of green spaces and the local shops make for a great gathering place before or after school. It is not far to Dickson shops, host to an array of international cuisines. Majura Nature Reserve is nearby, and the home is an easy drive from the Braddon precinct, ANU and the CBD. The home is also convenient to a mix of private and public schools, close to transport, including the light rail, linking you to the metro city station and the whole of Canberra. features..beautifully upgraded four-bedroom home in coveted Watson. light and bright with a soothing organic materiality. fabulous energy efficiency rating of 5 stars. sheltered and shaded by beautiful established gardens. lovely circular flow to the open living, dining and kitchen. social arena opening to alfresco living on two sides. living area flowing to generous northern deck with double glazed, thermally broken industrial quality, triple stacker doors with invisible screen. dining space opening to summer patio. charming kitchen with worktop in recycled blackbutt from Thor's Hammer, mixed ash shelving, Miele oven, gas hob and dishwasher. upgraded two-way bathroom with tub. master bedroom with built-in robes opening to the private deck. three additional bedrooms with leafy views. internal laundry with direct garden access. Braemar six star ducted heating, gas log fireplace and evaporative cooling. bamboo flooring. wall and ceiling insulation. mixture of double and single glazing. Crimsafe security doors. two water tanks. private gated driveway and double garage. utility area and garden shed. irrigated easy-care gardens. easy stroll to Watson shops, local schools and the Farmer's Market at EPIC. close to parks, transport and an excellent choice of schools. walk to the light rail stop. easy drive to the Dickson and Braddon Precincts, ANU and the CBD. set on a brilliant 837m2 block (block size allows for a second dwelling subject to government approval) EER: 5 Rates: \$4,399 approx. per annum Block Size: 837m2 Land Value: \$849,000