

**10 Chapman Street, Braddon, ACT 2612**

home by holly

**Sold House**

Friday, 8 March 2024

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**Bedrooms: 4**

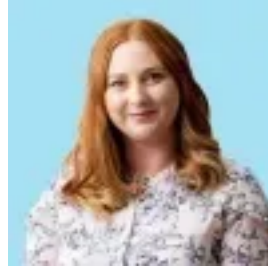
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$2,525,000**

#soldbyholly \$2,525,000 Seasoned designer Gina Carmody has weaved her magic, combining a soothing and elevated materiality throughout, with a highly liveable floorplan, that drifts to alfresco living. Open and airy new extensions perfectly align with the allure of the past, creating a refined family home, rich in sustainable upgrades, nuance and delight.

Fronting both Chapman and Gooreen Streets, metres from Ainslie School and Arts Centre, the locale enjoys the best of two worlds - idyllic leafy village and buzzing city domain. It is an easy stroll to the Braddon precinct and the CBD, moments from Haig Park and handy to the bush trails of Mount Ainslie. A compelling old-world architectural presence, at once confident and demure, rises from beautifully landscaped gardens. Young camelia hedges mix with rows of Chanticleer pears, magnolias and weeping cherry trees. Red brick plinths mark the entry to the garden path, built with vintage Canberra reds, complete with manufacturing stamps, lovingly salvaged from the original cottage. Brand new terracotta tiles, double glazing, boosted insulation and solar array contribute to excellent sustainability. The original 1920s cottage with portico lovingly preserved, with its peaked roofline, curved archway, coach light and square cut-outs that frame the twin cherry trees. Potted cumquats stand sentinel on either side of the welcoming cobalt blue door with glass inlays. Recycled blackbutt flooring from Thor's Hammer flows underfoot as bedrooms unfold, all with serene, muted tones, eggshell white and soft greys, and plantation shutters welcoming filtered garden light. Three bedrooms all with leafy aspects and built-in wardrobes, the third with original fireplace, centre around a stunning new family bathroom. The master suite occupies the north-eastern corner, and flows directly to decking, welcoming a blessing of open air and light. This heavenly retreat shares the same elevated materiality as the rest of the home, as warm timber, marble and stone infuse the room with a deep peacefulness. The walk-thru-robe is cleverly tucked behind a bed-head wall and flows effortlessly to the separate powder room with adjacent ensuite, housing a freestanding bathtub beneath corner windows. Both bathrooms contain walk in rain showers and are finished with floor to ceiling subway tiling, coalescing with sumptuous chevron ceramic floors in marbled greys. A contemporary addition at the rear of the home sees a palatial combined kitchen, dining and living, effortlessly spilling to pergola covered patio. The whole arena informed by golden northern light and warmed by in-slab heating. The kitchen draws inspiration from the home's heritage roots with Hamptons style handles, recessed porcelain sinks and Falcon Elan Classic Cooker in shiny black. A pair of black pendants softly illuminate a double-sided breakfast bar. There is a custom office nook and beyond a renovated laundry. A glass doorway has been precisely placed to capture camellias and rhododendrons, with their seasonal displays of showy pink blooms. A second living area invites quiet reflection, cosy snuggling as new gas fireplace casts its warming glow and glass doors infuse the space with light. Beyond the original laundry has been kept spare and simple, with wall hung original cabinet complete with bakelite handles. Black hooks provide a spot for coats and woollies and tiled floors mean you can kick off muddy boots before entering the home. features..beautifully renovated and extended 1920s cottage in coveted Braddon.designed by the award-winning Gina Carmody.four bedrooms, two bathrooms and two social arenas.large corner block.sumptuous organic materiality combining timber, stone and marble.lovingly preserved period details.recycled blackbutt floors from Thor's Hammer.woollen carpets to all bedrooms.vast open plan kitchen, dining, living flowing to northern terrace with vine draped pergola.heated floors to kitchen, dining and living.kitchen with central island and double sided breakfast bar, Caesarstone worktops, banks of storage, Falcon Elan 110cm cooker with 6 burner gas hob, Fisher & Paykel double drawer dishwasher, Qasair commercial grade rangehood extractor.built-in-office nook.renovated laundry.second living area with new gas fireplace.mud room with direct access to garden.three bedrooms with built-in-robos.family bathroom with rain shower and heated floors.large master suite with direct flow to north-eastern deck and garden.walk-thru-robe with timber joinery, powder room and ensuite bathroom with freestanding bathtub, walk-in-rain shower and heated floors.plantation shutters.block out curtains.mostly double glazed windows.ceiling fans.new ducted, zoned RC air conditioning.8.2 kw solar array.boosted insulation.new terracotta roof tiling.linen cupboard.comms/storage cupboard.private driveway access to double carport with undercover access .carport designed for optional upgrade to fully enclosed garage.beautiful new landscaping and mix of established trees.entire front yard is automatic reticulated.fully fenced private back garden.original garage combined tool shed.close to Ainslie shops and Reserve.a short stroll to Ainslie School and Arts Centre.moments from Lonsdale Street cafes, bars and restaurants.14-minute walk to the CBD FINE DETAILS (all approximate): Land size: 960 m2 Build size: 230 m2 (approx.)EER: 5.0 Zoning: RZ1 Build year: 1926 Last renovated: 2021 Rates: \$6,807.06 pa Land tax: \$13,045.80 (investors only) UV: \$1,365,000 (2023) Rental opinion: \$1,300 - \$1,400 p/wk