

# 13 Joske Place, Latham, ACT 2615

home by holly

## House For Sale

Thursday, 13 June 2024

13 Joske Place, Latham, ACT 2615

Bedrooms: 3

Bathrooms: 2

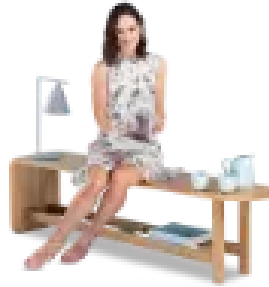
Parkings: 2

Area: 862 m2

Type: House



Sally Strang + Ash Costello  
0491850701



Ash Costello  
0491850701

## Auction 10:00am Saturday 6 July

Sunlit and brimming with warm timber joinery, this architecturally designed beauty radiates an airy, minimalist ease. Louis Poxleitner is famed for his thoughtfully designed spaces, solar passive ingenuity and decided mid-century flair. And this laid back 80s beauty is no exception. A perfectly balanced floorplan drinks in the northern light, as the grand social domain spills effortlessly to peaceful landscaped gardens. The home is ideally placed on a quiet cul-de-sac, surrounded by green spaces, and just a few steps from Latham Playground. Joske Place culminates in parkland, where endless tracks and trails follow the shores of Ginninderra Creek, connecting to Umbagog District Park and beyond. It is a short stroll to the local Primary and the convenience store – Corner Connections. Imbued with an enviable bushland seclusion the home is also well connected, moments from the popular Kippax Fair and the bustling Belconnen Precinct. The low lying form is a study in clean lines and organic textures, as raw brick meets chocolate timber, and gleaming walls of glass. Sheltered and shaded by established gardens, the home is steeped in privacy, with secluded entry via a gated and neatly paved garden laneway. Soaring raked ceilings and exposed timber beams characterise the whole home, championed in the large, central family hub. This combined family, living, dining and kitchen spills to northern decking, welcoming air, sunshine and nature deep within. There is a lovely simplicity at work, as crisp white walls meet bespoke timber joinery and multiple glass sliders create a dreamy inside-out fluidity, perfect for entertaining or lazy sojourning within nature. The renovated kitchen is quietly spoken, neutrally schemed with sleek handle-less beneath counter cabinetry and enormous windows framing the leafy enclosure. A sweetly tiled splash back welcomes the garden inside with its hints of soft green. A broad peninsula gifts ample workspace, fostering togetherness and encouraging helpful hands, while the overall open sociability is perfect for gatherings, celebrations. One imagines spending whole summers, enjoying an easy to-and-thro, bathing in the gorgeous play of light, as the sun makes its progress across the northern sky. Perfectly sequestered at one end of the home, the generous master bedroom also captures glorious northern light. There is a walk-in-robe for seamless storage and an elegant ensuite bathroom. The opposing side of the house is given over to two welcoming bedrooms, an internal laundry and a family bathroom with separate toilet. Both bedrooms have built-in-ropes and large windows that face north. The bathroom with tub, is handsomely finished in muted grey tiling with the freshness of crisp white and a pop of alluring midnight black. Beautiful landscaping has created an easy-care natural oasis that champions both sun and shade. High green garden walls envelope and enclose, as a layering of decks stretch the full length of the home. Sunny alfresco dining gives way to the dappled shade, cast by a magnificent age old tree, perfect for retreating with a great book. Raised vegetable beds teem with produce and there is a dedicated firepit area for warm huddles fireside, taking in the starlit skies with family and friends. Throw in gated access to a myriad of walking and biking trails that criss-cross Ginninderra Creek Corridor and you have both private haven and epic bushland retreat. Latham is a well-positioned family friendly suburb, surrounded by green spaces, and handy to Brindabella National Park, The Pinnacle, Mount Painter, and Lake Ginninderra. Kippax Fair is not far, and Scullin shops are close to hand, with local favourites including - Sue's Kitchen for great Chinese and Rock Salt Restaurant or Local Bite for relaxed dining. The dynamic and evolving Belconnen precinct is a few minutes away with its myriad of dining and shopping options, including the Fresh Food Markets, currently undergoing an exciting refurb. The home is close to transport and a choice of schools. The Arboretum, Bruce Stadium, AIS, the UC are all nearby. And the home is a mere 18 minutes to the CBD by car. features..architecturally designed three-bedroom family home is sunny Latham.built and designed in 1985 by architect Louis Poxleitner.raked ceilings and exposed timber beams.light filled with warm timber joinery and mid-century elegance.open plan social domain with kitchen, family, living and dining, flowing to northern deck.renovated kitchen with banks of cabinetry, peninsula, and large windows welcoming light and aspect.quality appliances including a Miele dishwasher, AEG pyrolytic self-cleaning oven.master bedroom with northern garden outlook, built-in-robe and ensuite bathroom.two additional bedrooms both with built-in-ropes and northern aspect.all built-in-ropes are floor to ceiling and custom built.5kw system with German inverter and 20 solar panels.Daikin split system reverse cycle air conditioner in all bedrooms and living area.woollen carpets and vinyl spotted gum flooring laid throughout.garden filled with fruit trees and high yielding vegetable garden beds.spotted gum decking.fascia capped with colorbond for low maintenance.down lights inside and outside.alarm system with integrated smoke alarm.garden shed.walking distance to the local primary school.handy to Latham Playing Fields and a short walk to the Umbagog District Park.gated backyard access to the Ginninderra Creek corridor with well-maintained bike and walking paths.close to Kippax Fair Shopping Centre and Scullin shops.moments from the bustling Belconnen precinct.18 mins to the CBD by car.electric vehicle charger in carport .double carport EER: 1Year built: 1985 Living size: 126m2 approx. Land size: 862m2 Land rates: \$2,734 approx. paLand value: \$440,000