

**16 Burnside Street, Watson, ACT 2602**

home by holly

**House For Sale**

Saturday, 4 May 2024

16 Burnside Street, Watson, ACT 2602

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 706 m2**

**Type: House**



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**\$1,280,000+**

Deep in the heart of old Watson, surrounded by woodlands and playing fields, rests this impressive, tumbled brick home. Old world charm has been beautifully preserved while a gorgeous renovation and extension, has created a contemporary array of spaces, fit for the evolving needs of modern family life. The light brick exterior is classic to the area, the home hidden by a relaxed swell of garden and hardy lawn. To the right a long driveway gives gated access to the private rear garden, and double carport twined with jasmine. Burnside is a quiet street, close to parkland, schools and the much-loved local shops. This wonderful locale connects you to all the delights of the inner north, including the fast-evolving Dickson precinct and the social realm of Braddon. There is a nice immersion amid the surrounding landscape, as multiple spaces drift effortlessly to a large, elevated deck that hugs the contours of the northern side. Within the social arena flows in a circular motion, as the front living merges to the dining area and kitchen. Large windows capture the surrounding trees and merges with the ever-changing life of nature, including the regular play of finches who come to visit the flowering shrubs. A sumptuous material palette has been used consistently throughout, with layering's of finely grained wood, stone and ceramics. We love the muted hues that lend a soothing, organic feel. It is these subtle choices and the flexibility of the floorplan combined with plenty of sustainable upgrades, that will ensure the home endures, adjusting effortlessly to fit various, changing family configurations and standing the test of time. The kitchen has been updated with as new sleek appliances from Electrolux that include a wall oven and large induction cooktop with smart rangehood. Pops of warm timber abound as banks of cabinetry gift a spot for everything and curved shelving beckons a well curated display. A sequence of rooms unfold along a slender hallway, beginning with two peaceful bedrooms, both with brand new built-in-robos. A large office flows into a generous rumpus room with glass doors that open onto the northern deck. This flexible space has an enormous built-in-robe and could easily be utilised as a parent's retreat, second living space or third bedroom. The master bedroom lies beyond, occupying the northern tip of the home. A duo of glass pendants frame the bed and softly illuminate the feature wall in soft sage green. A wall of glass sliders captures the stately shape of a towering gum tree, Think, a lovely cuppa on weekend mornings as the light breaks, or drifting deck side for quiet contemplation before the kids wake. There is a large and beautifully appointed walk-in-robe that teems with bespoke cabinetry. The best is saved to last as you merge to a stunning ensuite bathroom. Under lighting softly illuminates the delicate veining of matt ceramics, in hues of grey, as brushed brass fittings gift a threading of gold. Custom made open shelving and wall hung vanity in walnut, anchors the space with earthy warmth. We adore the duo of counter basins in midnight black and the luxury of the huge walk-in-rain shower. The stunning family bathroom is finished in concordant moody hues, with deep floating tub and a frameless glass rain shower. The gorgeous Moroccan mosaic floor tiling in the separate toilet is continued in the adjacent laundry, with its timber benchtop and glass door that opens straight to the garden. One imagines whole summers being spent on the elevated deck with its sheltered alfresco niche. From here you can look out over the soft lawn and newly edged garden beds in attractive Corten steel. There is a dotting of Japanese maples and plenty of space for the green thumb to nurture new plantings, enjoying and creating within this beautiful green haven.

features..beautifully renovated and extended three/four-bedroom ensuite home in coveted Watson.two living areas and two bathrooms.all electric with no gas connected - low running costs with the 9.25kw solar system.new hybrid timber flooring.new carpet.front living area with built-in-joinery and leafy views of the front garden.adjoining dining area flowing to sheltered deck.central kitchen with banks of storage, Electrolux induction cooktop and (intuitive) smart rangehood, Electrolux wall oven and Bosch Dishwasher .renovated internal laundry with storage, timber countertop and mosaic tiled flooring.bedroom one and two with brand new built-in-robos .large separate office.third bedroom or second living area with built-in-cabinetry and glass sliders to deck.gorgeous large master bedroom also opening to deck with walk-thru-robe and ensuite bathroom.stunning ensuite with double basins, large floating timber vanity, custom made open shelving and mirrored storage, under vanity LED lighting and luxury walk-in-rain shower.gorgeous new family bathroom with freestanding tub and rain shower.ensuite toilet connected to rainwater tank.in-floor heating to both bathrooms.separate toilet with mosaic flooring.new hybrid timber flooring.plush new carpet to all bedrooms.new ceiling fans.freshly painted.downlights throughout.mostly double glazed windows (approx. 90%).partial wall insulation.3 phase power enabling high power ducted RC air-conditioning and induction cooking.400 Litre hot water heat pump system.Daikin Premium inverter RC ducted heating and cooling.4000 Litre rainwater tank with submersible pump.large wrap around, sheltered timber deck for alfresco dining, with elevated views across established gardens.double carport.hidden rear and side utility area.garden shed.water tank.easy stroll to buzzing Watson shops, a great choice of local schools, the ACU and

the Farmer's Market .close to parks and walking trails.walk to the light rail and bus routes.short drive to the Dickson shopping centre and moments from the CBDEER: 3Rates: \$4,316 approx. per annumLand Value: \$831,000