

17 Willyama Place, Flynn, ACT 2615

home by holly

Sold House

Monday, 14 August 2023

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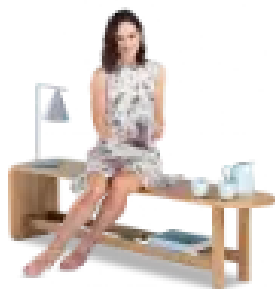
Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 860 m2

Type: House



Ash Costello
0491850701



Sally Strang + Ash Costello
0491850701

\$1,275,000

#soldbysally #soldbyash \$1,275,000 "Wandering through the back gate, up to Mt Rogers or down to Flynn oval, Melba shops for a coffee at Mamé, perhaps a drink at Herbert's bar down the road in Evatt. So many wonderful things...neighbours dropping off bunches of hand-picked proteas or dresses in my size, from the local clothes swap...dining in the garden, a deep peace, stunning sunsets through the trees." Down a private driveway, the fence line softened by the leafy bows of neighbouring trees, rests the tumbled brick form of this remarkable modern, three-bedroom home. The dog welcomes with a wagging tail and a friendly Tara affectionately riffs about the choice of bricks, the native landscaping, the sun-warmed, thermodynamic qualities of the build that she so clearly loves... the friendliness of the local community that she is so much a part of. Contemporary yet cosy, set with pot belly stove that ingeniously ducts heat to every room of the home, and soaring windows maximising long views of garden and reserve beyond, the open living, dining, kitchen has a natural, easy grace. The concrete floor efficiently stores the heat from the sun and double-glazed German engineered windows keep the chill at bay. It is a cold May morning and Tara proudly lets me know that there is no need for heating. The home feels warm, the sun casting a golden light across the beautiful natural variegation of the polished floor. The consistent interior palette is clean and considered - white on white with embellishes of matt black, grey concrete - allowing the verdant views to be the hero of the home. Soaring ceilings gift an airy feel of spaciousness, accentuated by the easy drift to sun drenched timber deck, further pulling the outside in. The easterly kitchen is so perfectly placed, think breakfast bar, granite benchtops, first coffee, enlivening morning rays. All around a sense of encircling space and lovely seclusion. There is the practicality of sealed surfaces for parking, including a double carport, cleverly hidden utility nooks and a lockable storage/shed that can be opened to sunlight and utilised as home gym. Canberra reds set a stage for alfresco dining, while to one side, the office pod sits pretty amongst the gum trees, its colorbond cladding nodding to the vernacular of the iconic Aussie bush shed. Individual, flexible with a soothing connection to nature, this considered space is ideal home office, meditation room, library, extra room for sleepovers...the possibilities are endless. The simple ply lining and carefully curated shelving, lends a stylish, minimal, warm aesthetic while glass sliders can be thrown open to sun and breeze. Two bright bedrooms, centre around a bathroom and the "snug" - a cosy living or play space that flows to private deck and pretty, spring flowering gardens. The master wing captures a painterly scene of trees, the blue curve of Huelin Circuit, as it broaches the gentle hill beyond. Extending seamless walk-in-storage and a spa like ensuite with shower room, relaxing tub. Whisper close to the Belconnen precinct, AIS, and Bruce stadium, convenient to transport, schools, and UC, the home, is also just 11 minutes to the inner-north, and 18 minutes to the CBD. features..designed by New Aged Design, built by Feature Homes. home designed to maximise energy efficiency - energy rating at build 7.8 however, the owner has advised with the addition of awnings to the east and west windows it likely would inspire a rating beyond 8 stars .newly built studio / office - also with double glazed windows and door, as well as wall and ceiling insulation. North facing living area with burnished concrete floors, takes full advantage of passive solar heating in cooler months. Mitsubishi 5kw split system in the main living area - enough to cool the whole house (only used on really hot days) can also be used to heat the house instead of fire (only needed in depths of winter). eaves designed to block sun in warmer months. Pacific Energy Neo 1.6 fireplace - high efficiency fireplace that easily heats the whole home. heat transfer system which moves heat from the main living area to bedrooms. German designed double glazed windows with PVC frames with most windows featuring tilt and turn operation. up down honeycomb blinds. awnings to block east and west sun on extremely hot summer days. R6.0 insulation to ceiling, R2.7 external walls, R2.5 internal walls. internal walls fitted with Soundcheck acoustic gyprock. ceiling fans in living areas and bedrooms. 6kw solar system. Total electricity bills (including supply charges) in the past 12 months - \$235. contemporary kitchen features Bosch induction cooktop and oven, Miele integrated dishwasher, Smeg rangehood, stone benchtops and good storage space .segregated, spacious master bedroom with stunning outlook over greenspace, walk-in robe and generous ensuite with bathtub .bedroom two and three with built-in robe .second living area/rumpus with access to rear, private deck .European laundry, maximising living space .Bosch local alarm system. 7000 litres of water storage. recycled water used for toilets and washing machines. Merbau decks and 'Canberra Reds' paving. well established native gardens. Rachio 'Smart' watering system - drip system for gardens, pop up sprinklers for grass. excellent location, 600m walk to Mt Rogers reserve loop track and 1200m walk to Melba Shops - Cafe MameEER: 6Year built: 2019 Living size: 150 approx. Land size: 860 approx. Land rates: \$2,982 approx. pa Land value: \$580,000