

19 Froggatt Street, Turner, ACT 2612

home by holly

House For Sale

Friday, 3 November 2023

19 Froggatt Street, Turner, ACT 2612

Bedrooms: 4

Bathrooms: 2

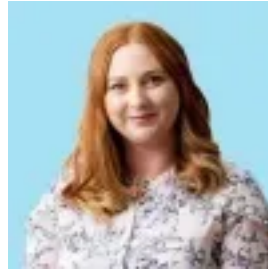
Parkings: 2

Area: 1659 m2

Type: House



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Awaiting Price Guide

Resting at the end of a cul-de-sac, opposing parkland and edged by greenbelt, this gorgeous four-bedroom home, has been lovingly restored and extended. White washed walls and terracotta roof sit pretty within a layered, artful garden. Barely visible from the street, the home has an incredible feeling of peace and seclusion despite its brilliant inner-north position. You can walk across the road to the ANU or stroll to the New Acton precinct, wander the shores of the Lake, amble to the CBD. Garden paths meander beneath leafy boughs, clipped hedges, ushering to sweet front porch and rustic side gate, gifting access to a garden of considerable size. To the right a private driveway connects with the double garage. A long timber arbour links the garage to the house, edged on both sides with fields of flowering blooms. Within high ceilings, picture rails, and extensive timber joinery combine with a palette of soothing neutrals. There is an excellent sense of space as a multitude of social areas flow together. A lovely remove characterises the sleeping wing...a quiet zone where family can retreat to four peaceful bedrooms. The front of the home houses a significant extension, with welcoming foyer opening to expansive living and dining that flows to enormous sunroom. This new addition also adds a sunny home office and perfectly mimics the period architecture, matching the historic glory of the original cottage. The bright kitchen captures sunlight via a wall of bay windows as banks of timber cabinetry lend a provincial charm. This is the warm hub of the home with its open dialogue with cosy family room and drift to sunroom. One imagines welcoming guests for long lunches as walls of glass make you feel as though you are dining among the trees. A hallway ushers to four peaceful bedrooms that teem with light and capture garden vistas via large timber framed windows. The master has a wall of built-in robes and a large Victorian style ensuite with relaxing spa bath. Bedroom one flows to a jack-and-jill family bathroom with tub, while nearby an additional two bedrooms enjoy ample storage. The garden is a true haven for relaxing and retreating from the nearby hustle and bustle, with layered spaces and plenty of different zones, creating depth and intrigue. Lavender, thyme, oregano, rosemary combine with harvestable greens to create a scented carpet within the kitchen courtyard. A lean-to behind the garage has been serving as a craft studio alongside the wood shed, while tucked within a leafy grove, a mobile cabin has been fitted out for guest or teen accommodation, with deck beneath the olive trees. features..RZ1 block can now consist of a dual occupancy up to 120m² that can be unit titled. RZ1 can unit title with a body corporate and sell the 'units' separately (as per planning approval).boasts a spacious lot, providing ample space for expansion and the addition of a second dwelling.gorgeous heritage home set within significant gardens.four bedrooms, two living areas, office and sunroom.brilliantly positioned on the edge of the city, an easy stroll to the ANU and the CBD.original double brick cottage with terracotta roof, lovingly extended and renovated.huge block with expansive and beautifully planted gardens with a myriad of sheltering trees, dotted with sculpture, enigmatic hanging art.high ceilings, picture rails and beautiful timber joinery throughout.excellent flow and spatial arrangement privatising the sleeping wing from the social arenas.large open plan living and dining flowing to enormous sunroom.sunny home office.large family room with original brick hearth set with slow combustion fire.kitchen with double glazed bay window, banks of timber cabinetry, small appliance bay, wall oven, gas cooktop and microwave.large north facing sunroom with atmospheric garden views.bedroom one with cedar built-in-robe and flow to jack-and-jill family bathroom.family bathroom with towel cupboard and tub.second bedroom with wall of built-in-cabinetry including study nook.bedroom three with built-in-robe and open wall hung shelving.large master bedroom with wall of storage and ensuite bathroom with spa bath.internal laundry with lots of storage.linen closet.central heating.external automatic sun/security shutters to all windows.all external windows/doors fitted with magnafix acrylic secondary glazing sheets.double garage.covered rear annexe attached to garage.chook shed.caravan with deck, living area, kitchenette and bedroom.expansive side courtyard with herb and vegetable garden, high brick walls and paved alfresco arena.close to bus stop.no car required walking distance to Civic.walking distance to Haig Park, O'Connor Ridge Reserve, ANU and CSRIO.easy stroll to O'Connor shops and the Braddon precinct.close to schools and transport, including the light railFINE DETAILS (all approximate): Land size: 1659 m²Build size: 206 m² (approx.)EER: 2.0Zoning: RZ1 Build year: 1945 Rates: \$8,250.51 paLand tax: \$16,060.84 pa (investors only)UV: \$1,698,000 (2023)Rental opinion: \$1000 - \$1100 p/wkThe information contained in this advertisement is derived from sources we deem reliable. However; we cannot provide any guarantees or warranties regarding the information supplied. Buyers are encouraged to conduct and rely exclusively on their own enquiries.