

19A Farrer Street, Braddon, ACT 2612

home by holly

House For Sale

Thursday, 9 November 2023

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Bedrooms: 3

Bathrooms: 3

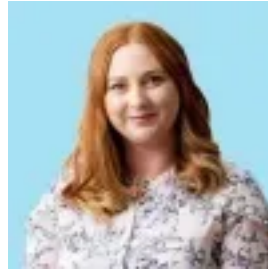
Parkings: 2

Area: 824 m2

Type: House



Holly Komorowski
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\$2,595,000

A social domain of significant volume and light, interacts beautifully with landscaped gardens, swimming pool, while a combo of precious and private spaces fosters thoughtful solitude and family communion. There is love here, poured into the precision craftsmanship, the painstaking re-build and repair, everything tweaked and perfected, creating an aesthetic vision, a blend of old and new. Gina Carmody loves to weave a story of home, steeped in history and detail, rooted in the nurture of family and community. An award winning designer of houses, Gina is very much in sync with re-imagining, preserving, whispering new life into heritage homes. And it is no different with her own, beloved Oliphant original, with its classic front porch, ethereal gardens. As we tour the grounds, Gina calls the oldest members, "Gladys's trees" in homage to the original owner who planted the mix of apple and fig trees, almost a century ago. Lovingly restored and extended, the home is enchanting with its circular drive and dreamland of neatly clipped box hedging, sea of agapanthus, magnificent shady trees. Just a few steps from Haig Park and Lonsdale Street, this authentic beauty also serves up a decidedly buzzing urban lifestyle. But who would guess? The sun easing across rich Jarrah floors, reflecting off walls in whisper white, and deep ledged bay windows capturing nourishing natural vistas. Within it is all soulful serenity, as sumptuous finishes balance perfectly with a gentle palette, a rich organic materiality. High beaded ceilings, picture rails, and signature Oliphant brick fireplace are skilfully preserved and combined with modern luxury. You are struck by the proportions, the spacious front lounge, duo of peaceful double bedrooms and the atmospheric master with its own romantic fireplace. A refined sitting room is a gentle pause and bridge to the palatial extension where walls of timber sash windows capture water, light, landscape. Crafted Jarrah timber joinery has been used to shape the kitchen, where integrated and stainless steel appliances, walk-in-pantry are arranged around a floating, stone topped island. This warm family hub resonates with a calm, elemental serenity. There is a lovely calling to well curated outdoor experiences...decking awash in the ambience of bluestone, standard bay trees, sparkling pool views. Then as the sun swings around the home, the side porch beckons tired limbs, think deep couches, gin and tonic in hand, a last call to the kids swimming, dinner sizzling on the BBQ in the bespoke outdoor kitchen. For the past twenty years Gina has worked her design magic within the sunny garden studio, with its wrap around windows that invite the garden inside. The ensuite and kitchenette are injected with a textural combo of blue-greys, soft oak, playful terrazzo. This perfected home office, with its own street access, doubles as wonderful guest apartment, exclusive Airbnb. At the end of the day as you cruise into the double garage, enter via gorgeous laundry/mud room, kicking off your shoes, you are met by a feeling, a love story that just gets better with age. And like all great stories there are a few surprises, cue the beloved playroom attic, with its inpouring of golden light. This home is an easy stroll to the independent eateries, shops and bars of the dynamic Braddon precinct. Surrounded by green spaces including Haig Park and Mt Ainslie Reserve the home is also handy to Dickson and the popular Ainslie shops. Close to transport including light rail, providing fast links to all of Canberra, the home is a stone's throw from the ANU and the CBD. features..double brick Oliphant home, extensively renovated & extended by award winning Gina Carmody.dual occupancy with small strata cost.three bedrooms with flexible 4th bedroom/study/office, three bathrooms, three separate living spaces & home studio.landscaped gardens with circular driveway, arbour, box hedging, crepe myrtles & dogwoods & an array of mature flowering trees .in-ground chlorinated pool with heat pump & robotic pool cleaner.original deep front veranda with wrought iron railings .sheltered side veranda with outdoor kitchen including plumbed barbecue, cabinetry for fridge, BOSE speakers, outdoor heating.hardwood deck adjacent to pool with bay tree grove & courtyard garden with 100 year old apple and fig tree .beautifully preserved period details - high beaded ceilings, picture rails & bay windows.jarrah flooring throughout.front living room with original Oliphant fireplace, set with gas fire.open plan kitchen, north facing dining & living with banks of glazing flowing to outdoors.kitchen in Jarrah joinery with stone benchtops, island bench, walk-in-pantry, integrated fridge, 90cm Ilve oven with gas hob, Qasair rangehood & Miele dishwasher .master bedroom with twin pendant lighting, fireplace, walk-thru-robe & ensuite with rain & massage shower .bedroom one with walk-in-robe, ensuite with underfloor heating & heated towel rail.bedroom two adjacent to family bathroom with vjoint feature ceiling.family bathroom with skylight, tub & heated towel rail.studio with ensuite, kitchenette, reverse cycle heating/cooling & separate entry from the street.new wiring, & sewer & stormwater drainage .in-slab heating to living areas & reverse cycle heating & cooling.ducted gas heating.gas fireplace.ceiling fans in every room.Roman blinds.surround sound speakers, Bose sub-woofer.cubby house.9 x 4m attic/playroom - space for two beds, in-built-cupboards & three skylights.beautifully renovated laundry with stone bench tops & mud room joinery.over-sized double garage with attic storage.rain water tank.5.6KW solar array (solar contract @ .43 cents).security systemFINE

DETAILS (all approx): Land size: 824 m² Build size: 233 m² (approx.) EER: 3.0 Zoning: RZ1 Build year: 1930 Extension: 2004 Last renovated: 2021 Rates: \$5,272.88 pa Land tax: \$9,841.26 pa (investors only) UV: \$1,020,000 (2023)