

26 Dryandra Street, O'Connor, ACT 2602

home by holly

Sold House

Sunday, 20 August 2023

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Bedrooms: 3

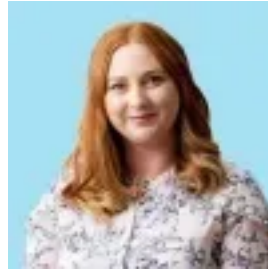
Bathrooms: 1

Parkings: 1

Type: House



Holly Komorowski
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\$1,565,000

#soldbyholly \$1,565,000 On an elevated block, this sunlit, spacious, renovated modernist classic, flows out onto thoughtfully landscaped gardens and alfresco dining with stunning views across the mountains. Located in a coveted street, moments from the city, steps from Black Mountain's bushland trails, and walking distance to the cafés, restaurants and bars of the inner north. A sensitive renovation has retained the home's best features - soaring ceilings, timber joinery, floor to ceiling casement windows and picture rails - while adding contemporary comfort and amenity to the mid-century charm. Green hedges, flowering magnolia and Japanese maple screen the home from the street and sculptural yuccas edge the walls, evoking a classic California modernist feel. Entering through the glass-walled courtyard, open timber shelves perfect for showcasing curated ceramics or treasured family artifacts provides a clever peek-a-boo through to the sunny social area. The minimalist kitchen at the heart of the home joins to a generous, but intimate open dining and living area. Light bounces off all-white countertops and cabinetry and a glass splashback adds a playful pop of avocado green, complementing the garden greenery visible in all directions. Stepping down to the sunken lounge room, you are greeted by a wall of window, an ingress of northern light and a sense of immersion in nature. A gas fireplace keeps things cosy, set with gorgeous wooden mantle, brick hearth and floor to ceiling timber bookshelves. A glassed in hallway transits to three welcoming bedrooms along the house's northern side. Banks of timber windows stream light into the master bedroom, and doors can be flung open to an elevated deck with endless views. Think sunbathed reading in bed, drifting to sunken jacuzzi on starlit evenings, glass in hand. Striking marbled black tiling, window ledges, pedestal basin and inset bath evoke a simple grandeur. The chic monochromatic palette lends the spacious family bathroom and separate toilet a distinct art deco flair. Spreading trees are graced by rosellas, king parrots and plump kookaburras and cast reaching shade across soft lawns edged by agapanthus, yuccas, lemon trees, roses, tulips and lilies - each week of spring and summer offering a new delight. Layering of spaces and an interlacing of species and plantings create intrigue, a rambling beauty. Features: .stunning modernist three-bedroom home in the heart of the coveted inner north. across from the peaceful bush of O'Connor Ridge Reserve. pristinely quiet and enveloped in mature gardens. whisper close to the ANU and the CBD. three bedrooms, family bathroom with separate toilet and two living areas. high ceilings, picture rails, timber joinery. set behind large verge, and made private by hedges and mature flowering trees. crisp white palette with warm timber flooring. characterised by banks of glazing creating a wonderful connection with landscape and saturating the home in light. open plan kitchen, dining, living. second sunken living area with wall of windows framing garden and distant city views with flow to terrace and alfresco dining. gas fireplace in sunken living room. freshly painted. renovated kitchen with banks of white cabinetry, glass splashback, double sized oven with six gas burner cooktop, rangehood, Miele dishwasher. light well to kitchen. living, dining with timber windows framing front garden. renovated large internal laundry with linen and utility cupboards. bedroom one with courtyard views to flowering magnolia. master bedroom drenched in northern and eastern light with merge to private elevated deck with sunken timber jacuzzi. all bedrooms with mirrored built-in robes. family bathroom with stunning monochromatic palette, relaxing tub, pedestal basin and rain shower. separate toilet with window ledge. reverse cycle heating and cooling. alarm system. mix of honeycomb blinds, sunscreen rollers and Roman blinds. mix of downlights and vintage light fittings. original internal doors with brass handles. established gardens with soft terraced lawns and magnificent array of established trees and plantings. garden shed. raised vegetable beds. chook run. elevated views from garden oasis to city and mountains FINE DETAILS (all approximate): Land size: 774 m² Build size: 151 m² EER: 1.5 Zoning: RZ1 Build year: 1958 Extension build: 1995 Rates: \$5,972.73 (pa) Land tax: \$11,303.08 (investors only) UV: \$1,217,000 (2023) Rental Opinion: \$660 - \$720 p/wk