

26 Wade Street, Watson, ACT 2602

home by holly

Sold House

Thursday, 7 March 2024

26 Wade Street, Watson, ACT 2602

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 145 m2

Type: House



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\$1,100,000

#soldbymcreynolds #soldbycris \$1,100,000 Add your touches and reap the rewards - needs some finishing but will be worth it! Nicely extended, the home's clever alterations deliver a variety of interlinking social spaces that accommodate family life. The original cottage houses three light filled bedrooms, all arranged around lushly planted courtyards, providing a pleasant outlook and privacy. Screened by a forest of Olive trees and barely detectable from the road, this spacious three-bedroom home is further privatised by curved brick walls, enclosing the front courtyard. Entry is via a driveway ushering to both double garage with internal access (currently utilised as storage space), and a portico screened by tall wrought iron gates. Ideally placed on a quiet loop street, the home is a few steps from Watson Micro Forest and an easy walk to Watson shops. Within the home enjoys lovely northern light and a nice sense of space. The excellent kitchen and dining sits central and open to the deck and courtyard. The bright kitchen features subtle cabinets in smokey grey and a lipstick red splashback that is set against soft oak worktops. A few timber stairs take you to a sunken lounge room, flooded with northern light. Here large format ceramic tiling contributes to an organic simplicity as the whitened room merges to jasmine twined courtyard walls. Doors open to the music room/rumpus beyond, a private realm where signature high ceilings and large glazing gifts the same indoor/outdoor feeling. This gentle space is naturally warmed by the sun and feels effortlessly conversational with a dedicated courtyard nook, where protective brick walls create a sheltered place. The original home has been artfully connected to the outdoors, as each bedroom opens fully to the landscape. The master bedroom is decidedly roomy with a walk-in-robe and multiple glazing's that introduce a leafy harmony. Both additional bedrooms also flow outdoors. The family bathroom has been renovated embracing Japanese design, with deep square soaking tub beside a window that frames a grassy stand of bamboo. And there is also the distinction of a freestanding studio that makes the most of its leafy garden setting. Ideal for a teen-retreat, guest accommodation or creative working space, the Swedish studio is characterised by blonde timber panelling, raked ceilings and exposed beams. Watson is a vibrant, inner-north suburb with great community vibes, fabulous local shops, plenty of playgrounds and parks and is surrounded by natural reserves. Enjoy great coffee, fabulous pizza at The Knox, or dine out at the Filipino eatery, Lola and Lola. The home is amenable to Dickson shops, host to an array of international cuisines. Majura Nature Reserve is nearby, and the home is just a short drive from the Braddon precinct, ANU and the CBD. The home is also convenient to a mix of private and public schools, close to transport, including the light rail, linking you to the metro city station and the whole of Canberra. features..extended home set on quiet loop street close to parkland.three bedrooms, two living areas and outdoor studio.plenty of potential here .living areas and bedroom's flowing to the outdoors.sunny open kitchen and dining with glass sliders to a central deck.sunken lounge flowing to a courtyard.second living area also flowing to the private courtyard.kitchen with banks of storage, including a walk-in-pantry, wall oven, electric cooktop, rangehood and Miele dishwasher.large master bedroom with walk-in-robe and glass sliders opening to the deck.bedroom two with robe and doors opening to a small deck and Japanese courtyard .family bathroom .additional separate toilet.freestanding garden studio with front veranda, raked ceilings, exposed beams and timber panelling.double garage with internal access - currently being utilised as an extra room/storage (wall easily removed to return the space back to car accommodation).front portico with secure high wrought iron gates.welcoming foyer with cabinetry for storage.electric panel heating.mature leafy gardens with established trees and plantings.two garden sheds.steps from the Watson Micro Forest and within close walking distance of the buzzing Watson shops.close to ovals, parks, transport and schools including the Australian Catholic University.easy drive to the Dickson and Braddon Precincts and the CBD.an opportunity to add further touches and complete the homeEER: 0Internal living: 145m2 approx.Land Value: \$807,000Rates: \$4,210 approx. per annumLand Size: 664m2 approx.