

**266 Antill Street, Hackett, ACT 2602**

home by holly

**Sold House**

Saturday, 28 October 2023

266 Antill Street, Hackett, ACT 2602

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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**\$1,080,000**

#soldbymcreynolds #soldbycris \$1,080,000 Superb EER of 6 stars and 136m2 approx. of living! There is a wonderful leafy immersion throughout this gorgeous feel good renovated and extended duplex home. Vast windows draw nature within, and French doors flow to the outdoor living, while upstairs three serene bedrooms capture elevated views to the mountains. A thoughtful re-jigging has combined old and new, added is a serene office/fourth bedroom and beautiful family room, enhanced thermal efficiency, gifting a gorgeous home primed for joyful socialising and relaxed family life. Soaring ceiling heights capture the eye within the welcoming hallway, while to the right a neat home office, which can be utilised as a fourth bedroom seems to sit within the tree branches. Natural light pours through the clerestory windows and there is the playful accent of peek-a-boo glazing through to the adjacent stairwell. Full height casement windows encourage passive ventilation, maximise light and float the family room out into the lush front garden. Raked ceilings and glowing skylight contribute to a meditative lightness, while clever slim-line cabinetry throws in storage and organic timber topped elegance. The second living area is all snugly warmth as modular shelving shouts for brimming books and loved objects, while plenty of cabinets keep the clutter at bay. Timber floors flow underfoot, and a gas fireplace is a comfy focal point for the family to gather on colder nights. At the end of this beautiful home is a roomy kitchen designed with relaxed entertaining in mind. Walls have been removed and a breakfast bar added, allowing kids and friends to gather, the conversation flowing as many hands help prep. We love the light timber counter tops, banks of crisp white cabinets and the awning window with servery ledge, allowing food and drinks be passed deck side. Kids can come and go for ice blocks and laughter can be shared from inside to out. Beyond tinted glass sliders hide the European laundry, and a handy powder room means nobody has to traipse upstairs. Next door a dining room caters for robust family meals and more formal dinner parties. Original timber stairs usher to three generous bedrooms centred around a renovated central bathroom. Each bedroom has a tonne of storage and picture windows framing treetop canopy views. The second bedroom and the master romance distant vistas of mountains that seem to inject each generous space with well-being. The family bathroom is a bright affair with pretty Moroccan floor tiling, relaxing tub, crisp white walls and the vanity with handsome marbled counter. Step outdoors to the expansive covered deck that provides you with the perfect setting for barbecues and alfresco dining whilst watching the kids and pets run around on the lawn. It is easy to imagine evenings too, dining with family and friends, whilst on cold nights you could have the fire-pit ablaze, toasting marshmallows. The home is perfectly located behind the Antill Street green belt that takes you directly up to the foothills of Mount Majura. You are just minutes from the buzzing Dickson precinct and not far from the dynamic Braddon scene. It is an easy stroll to the local shopping centres and schools plus the Australian Catholic University. The home is also handy to transport and is only a short drive into the CBD. features..beautifully renovated and extended three/four-bedroom home set behind the Antill Street greenbelt in coveted Hackett. arrayed on two levels with two living areas, dining area, and separate office/fourth bedroom. brilliant EER of 6 stars. enclosed and privatised by mature shady trees. entry hall with high ceiling void. timber floors. under stair storage. front office/fourth bedroom with clerestory window and huge picture window framing leafy trees. spacious front family room with raked ceilings and floor to ceiling glazing, skylight, built-in-cabinetry and soft carpet. second large living area with built-in-cabinetry, gas fireplace and easy flow to the kitchen and deck. timber French doors opening to covered deck for alfresco dining. separate dining room .modern renovated kitchen with roomy breakfast bar, timber counter tops, subway tiling, ample storage, including full-height pantry, electric wall oven, induction cooktop and Asko dishwasher. pretty garden views from kitchen awning window with servery ledge. original timber stairs to second level. electric panel heating and evaporative cooling to second level. bedroom one with elevated front garden views and built-in-robe including open shelving. second bedroom with built-in-robe and elevated views to Mount Ainslie and Mount Majura. master bedroom with large picture windows framing mountains and built-in-robe. gorgeous family bathroom with tub, oak wall-hung vanity with counter basin, and pretty mosaic floor tiling. instant hot water. day and night blinds. 90% double glazed windows. well insulated, including added floor insulation. covered timber deck with ample space for alfresco lounging/dining and standing corner bar. lush private garden with soft lawns, fire-pit area and beautifully planted with a mix flowering perennials, Japanese maples, natives and roses. paved side area housing green shrubs, climbing jasmine and pathway to workshop/double garage. extra high ceiling height to garage and 2.7 metre roller doors .roller door access from garage to backyard. 3.8KW solar array with battery ready inverter. 5000 litre water tank plus 2000 litre water tank .surrounded by green spaces including Watson Woodlands and Mount Majura Reserve. ideally placed close to both the Hackett and Watson shopping centres. close to schools and the Australian Catholic University. moments from the buzzing

Dickson precinct .easy drive to the CBDEER: 6Rates: \$3,445 approx. per annumInternal living: 136m2 approx.