

28 Haddon Street, Hackett, ACT 2602

home by holly

Sold House

Saturday, 18 November 2023

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Bedrooms: 3

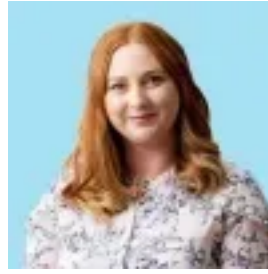
Bathrooms: 1

Parkings: 1

Type: House



Holly Komorowski
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\$1,010,000

#soldbyholly \$1,010,000 There is the perfect blend of mid-century beauty and beautiful contemporary additions. Arrayed across two levels with social spaces occupying the ground floor, there is a wonderful connection with outdoors. Part of a sociable enclave of similar vintage homes, and a few steps from local shops and schools, the peaceful locale is rich in leafy community feels, whisper close to all the epicentres of the inner north. Sheltered by a magnificent street ash tree, the façade is significant for its heritage brick work, terrace style and classic portico. The welcoming porch with its flat roofline, aqua panels and fixed clerestory windows is delightfully mid-century. A driveway follows the fence line, draped in purple flowering wisteria and ushering to a gated single garage. There is a spot to hang coats and bags just inside the door and some deep storage under the stairs including a wine cellar. A dining table is set beneath floor to ceiling windows in a haven of light and aspect. There is an adjacent laundry and toilet that opens to the garden. Walls have been removed, augmenting the natural light as both kitchen and living spill to landscape. High ceilings, golden timber floors marry with walls painted in soothing river pebble, offset with crisp white trim. The red brick hearth set with gas heater is a wonderful focal and gathering point, the long, elegant living space merging to reflective deck beneath the ever changing displays of a liquid amber. Art and loved objects benefit from the continuity of natural light that works its way deep into the social space from both north and west. The light and bright kitchen is unabashedly modern with banks of white storage meeting the pink hues of Tassie Oak laminate worktops. We love the duck egg blue ceramic splashback that matches perfectly with the soft curtains. There is plenty of space for family and friends to gather at the breakfast bar, the conversation flowing and many hands making light work. One imagines spending most of the summer months on the large deck that looks out over the soft lawns of the rear gardens...the table set for plenty, dining alfresco with family and friends, under the shade of the trees. The original hardwood timber stairs usher to a trio of bedrooms that float within the tree branches. There is a study nook on the landing beneath a large window, gifting a treehouse vibe while you create. The family bathroom is elegantly appointed in white on white, with textural subway tiling, tons of vanity and mirrored storage, warm timber counter top and relaxing tub. Hackett is a private enclave with no through roads, protecting it from the hustle and bustle of the surrounding city. Known for its leafy streets, community values and direct access to green spaces and bush reserve it is tightly held, coveted. Close to the dynamic precincts of Dickson, Braddon, it is also amenable to the charming inner-north centres of Ainslie, O'Connor and Lyneham, extending a vibrant mix of independent cafés and shops. A few steps from Hackett shops and handy to transport and a variety of schools, the home is enviably positioned, a mere 7 minutes from the ANU and CBD. features..beautifully renovated double brick semi-detached townhouse in leafy Hackett. three bedrooms, dining area and combined kitchen, living. light filled with high ceilings and soulful period details. dining area flooded with light. large living area with original brick hearth set with gas heater. glass sliders that open to the north and timber deck shaded by mature liquid amber. duck egg blue curtains. kitchen with lots of crisp white cabinetry, including a full-height pantry, tassie oak Laminex worktops and duck egg blue tiled splashback, luxe Smeg appliances including wall oven, gas hob and dishwasher. large kitchen island with breakfast bar .glass sliders that flow to the west and large alfresco deck. internal laundry with toilet opening to deck and garden. vintage timber stairs illuminated by clerestory windows. office nook with treetop views. three bedrooms upstairs with elevated leafy views. renovated family bathroom with tub. grey curtains and soft carpet to bedrooms. linen closet. ducted electric heating and cooling upstairs. Crimsafe security doors. private gated driveway. single garage with storage room. sheltered and shaded by a combo of evergreens and deciduous trees, shading in summer and allowing warming sun in winter. soft lawns and well prepared beds with native plantings. plans drawn for further landscaping with neatly prepped and edged beds ready to go. easy stroll to Hackett shops, Bluegum Primary, Tyron Street Playground and Mount Majura Nature Reserve. handy to Ainslie shops and close to the bustling Dickson and Braddon precincts. 7 minutes to the ANU and CBD by car FINE DETAILS (all approximate): Land size: 405 m2 Build size: 112 m2 (approx.) EER: 2.0 Zoning: RZ2 Build year: 1964 Rates: \$3,435.78 pa Land tax: \$5,969.64 pa (investors only) UV: \$612,000 (2023) Rental opinion: \$680 - \$720 p/wk The information contained in this advertisement is derived from sources we deem reliable. However; we cannot provide any guarantees or warranties regarding the information supplied. 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