

28 Woolner Circuit, Hawker, ACT 2614

home by holly

House For Sale

Wednesday, 17 April 2024

28 Woolner Circuit, Hawker, ACT 2614

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1159 m2

Type: House



Cris OBrien
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Auction 10:00am Saturday 11 May

This is relaxed living at its best, as multiple layered social spaces create plenty of room for the whole family to gather, celebrate or retreat. Brimming with mid-century modern charm, and flowing to gorgeous gardens, and sparkling pool, the home is a celebration of quintessential Australian indoor-outdoor living. Woolner is the kind of sleepy loop street where kids can ride their bikes to and from the local parks and meander lazily home from school. The home sits central between The Pinnacle Nature Reserve and the Hawker Playing fields. Several schools are close to hand, with Hawker Primary, Belconnen High and Hawker College a short stroll away. The bustling Belconnen precinct is whisper close and the home is an easy 15 minute commute to the CBD. Sheltered and shaded by a host of mature trees, this beautiful four-bedroom home is barely visible from the street. A driveway ushers to a double garage and there is a convenient off-street parking bay. Neatly paved garden pathways usher past well-mulched garden beds teeming with flowering shrubs and a host of camellia trees. A long front veranda finished in slate paving welcomes, inviting you to relax and take-in the leafy views from the get-go. The house itself is all burnished red brick with terracotta tile roof and rich cedar windows. Beautiful Sydney blue gum floors stretch to meet crisp white walls, as high ceilings and a multitude of vast social spaces lend an airy, relaxed vibe. We love the arched window set within the foyer, framing the garden and gifting a lovely focal point. Unfolding with gracious ease, the home is both generous and intimate. The epic front living space flows to a large rumpus room with a separate home office, as windows capture painterly garden views at every turn. Warm cedar panelling lines the rumpus and concertina doors allow for open sociability or separation as required. The office is quietly tucked away, perfect for both homework and working from home offering stunning garden views. The sun-filled kitchen welcomes light via clerestory windows, the green glass splash backs welcoming a little bit of the garden within. Banks of crisp white storage gift a place for everything as striking terrazzo stone benchtops add a timeless flair. There is an adjacent formal dining room and a relaxed meals area with steps down to a stunning light filled family room, with pitched ceiling and paved in warm slate. Walls of glazing frame the ever-changing displays of the garden. The whole family can spill to the elevated decking during the summer months, congregating with friends on the paved barbecue arena, beneath the shade of a pistachio tree. Three generous bedrooms, all with ample storage and leafy views, around a renovated family bathroom, finished in crisp whites with a relaxing bathtub. The extra large master suite is nicely sequestered and opens to a secluded courtyard garden. A walk-thru-robe ushers to an ensuite bathroom with double shower and twin vanity basins. Glass bricks hold the sunlight, gently highlighting the ribbon mosaics in cobalt blues. A hushed privacy informs the leafy domain with its choice of relaxing nooks. Expansive decking, paved alfresco barbecue arena, circular crazy-paved stage beneath the trees...all blurring to soft lawns. A cornucopia of flowering trees and climbing natives soften and shade, as the pool glistens blue beneath the sunshine. The home is ideally located within walking distance of several schools including local pre-schools. Surrounded by ample green spaces including Mt Pinnacle Nature Reserve yet whisper close to the dynamic Belconnen precinct, there is a nice mix of bushland peace and dynamic urban living. It is not far to the Arboretum and Lake Ginninderra. Public transport is at your doorstep and multiple schools are at hand, as is the UC, Canberra Stadium, AIS, and it is a mere 15 minutes by car to the CBD. features.. beautiful four-bedroom family home in peaceful Hawker. quiet loop street close to several parks and the Pinnacle Nature Reserve. nestled in mature landscaped gardens. three living areas, formal dining and office. easy drift to alfresco living and sparkling salt water solar heated swimming pool. shady slate paved front veranda with garden views. generous foyer with arched window. front living area with epic cedar framed window framing leafy private views. adjacent rumpus room with separate home office. formal dining area. Sydney Blue gum timber floors and soft carpets. renovated kitchen combined meals area, with glass splashback, terrazzo stone worktops, plenty of storage, including double pantry, 80cm Ilve oven with gas hob, rangehood, new Miele dishwasher. large European laundry with built-in-cabinetry. loads of storage including under stair storage. downstairs family room with views to the garden and pool. easy drift to elevated timber deck from family room. master bedroom opening to private front courtyard with walk-thru-robe and ensuite bathroom with double vanity and shower. bedroom two with built-in-robe. bedroom three, queen size with built-in-robe. bedroom four, queen size with step-in-robe. renovated family bathroom with tub and separate toilet. ducted gas heating and evaporative cooling. mostly double glazed and thermal glazed windows. new Roman blinds, and honeycomb blinds to downstairs living. paved alfresco barbecue area. easy-care landscaped gardens within private fenced back yard. computerised irrigation system ready. mature maples, banksia, camellias and pistachio trees. double garage with workshop. walking distance to several schools including Hawker Primary, Belconnen High School and Hawker College. close to the dynamic Belconnen precinct, Capital Food Markets and Lake Ginninderra. 15- minutes to

the CBD by carEER: 1.5Living area: 231m2 (approx)Land size: 1159m2Land value: \$830,000Land rates: \$4,402 (approx)Year built: 1972