

292 Duffy Street, Ainslie, ACT 2602

home by holly

Sold House

Monday, 14 August 2023

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Bedrooms: 5

Bathrooms: 3

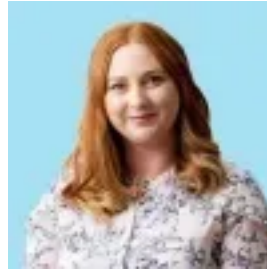
Parkings: 2

Area: 947 m2

Type: House



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\$1,800,000

#soldbyholly \$1,800,000 Attention to detail, continuity of material design and substantial interventions have transformed this cottage into a light-filled and expansive modern family home. Perfect flow to a sunny landscaped garden and impressive rear deck, sets the stage for relaxing, socialising and takes in peaceful views of magisterial gum tree and reserve beyond. Duffy is a popular, meandering street, famous for its position at the foot of Mt Ainslie. There is the deep quiet of the nearby park and the shouldering bushland, lending a rare specialness. Fabulously close to the dynamic Dickson and Braddon precincts and the CBD, this little enclave offers the best of both worlds. Resting behind lush lawns, sheltered by towering golden ash, with smooth curving driveways, the home has a peaceful, welcoming calm. The original 1950s cottage has been re-invigorated by an infusion of contemporary design, both inside and out, with beautiful landscaping and timber front veranda, beckoning to sleek glass front door. There is plenty of off-street parking with driveways that travel through timber garden gates, to double garage beyond. A lovely continuity of palette - muted greys, bright whites, matt black, warm natural timbers - permeates the entire home. High ceilings lend an open, airy vibe and clever storage throughout provides seamless utility, maximising a definitive minimal flair. A large, fixed window floods the substantial kitchen with natural light. Ample cabinetry including a separate walk-in-butlers pantry and luxe appliances: integrated Miele dishwasher, Smeg gas cooktop and double oven gift a slick culinary edge. A large waterfall stone bench overlooks the open plan dining and living that opens to deck - the perfect spot for morning coffee, communing with the birds, or celebrating into dusky evenings with family and friends. The existing cottage houses two neat bedrooms, framing views to the front garden. The adjacent bathroom impresses with frameless glass, step-in-shower, and crisp white, wall-hung vanity. A glorious extension flows to the north, demarcated by a clever office arena. Steps take you down to a generous and private living arena with banks of glass doors, inviting the outside in and extending the space out to the deck and garden. A modern fireplace with bespoke cabinetry, including twin seating nooks, is a cosy place to gather on cool winter evenings. Beyond two sequestered bedrooms with built-in cabinetry are perfectly amenable to a second family bathroom. All modern elegance - two oak wall-hung vanities, black countertop basins, deep relaxing tub, step-in shower and separated toilet - the bathroom is an experience that soothes the senses. The sumptuous main bedroom suite is a haven in itself - large windows welcome light and aspect to garden and reserve beyond. A walk-through-robe sits alongside a luxurious ensuite with generous floating timber vanity and deep grey floors merging with silver grey wall tiles. Raised timber boxes are home to a bounty of raspberries and strawberries, while an expanse of soft lawn, beds of textural planting coalesce within the immaculate, easy-care, private garden. FEATURES: .fully renovated original Ainslie cottage with extension in the tightly held Duffy Street .built in 1958 with renovations completed in 2023 .close to parkland to both front and back. 947m2 block and expansive 224m2 living size .flows to northeast facing deck and garden .home surrounded by a combination of new landscaping and established trees. quality finishes and continuous minimal material palette throughout .features include high ceilings, new double-glazed aluminium doors and windows, hardwood floors. glass front door opening to foyer with built-in-cabinetry with open countertop .two separate living areas and a dedicated office space. wood fireplace in second living room with flow to deck. open plan kitchen, dining, living with flow to deck .chefs kitchen including Smeg gas burner cooktop and double oven, rangehood, Miele integrated dishwasher, plumbing for refrigerator, central island waterfall bench, under-mount double sink, and ample cabinetry including soft touch drawers and broom closet. separate walk-in butler's pantry with stone bench top and ample shelving. living/dining/kitchen areas enjoy a northeast aspect .first bedroom frames leafy views to front garden. second bedroom with built-in-cabinetry, including twin dressing tables and mirrors. both two bedrooms centre around renovated bathroom with wall-hung vanity and frameless glass, step-in-shower, with rainwater shower head and separate toilet. hardwood floor to extension office, living area and hallway. large living area with glass doors opening to deck. feature fireplace with twin bespoke cabinets/seating nooks. linen closet in hallway. bedrooms three and four both feature built-in-cabinetry and centre around second bathroom. second bathroom with two wall-hung oak vanities, freestanding bath, walk-in shower, and separate toilet. large and luxurious master framing views to garden and reserve beyond. lovely northern light. large walk-in-robe .impressive ensuite with wall-hung oak vanity, walk-in-shower with rain shower head, separated toilet. laundry with marble counter and under-mount sink, cabinetry and external access. double glazing. ducted reverse cycle air conditioning. soft grey carpets to all bedrooms. heat lamps to all three bathrooms. landscaped gardens including soft lawns and raised vegetable beds. close proximity to Calvert Park Playground, Mt Ainslie Reserve, Ainslie shops, Braddon and Dickson precincts and the CBD FINE DETAILS (all approximate): Land size: 947 m2 Build size: 224

m2EER: 4.0 Zoning: RZ1 Build year: 1958 Rates: \$5,760 pa Land tax: \$10,195 pa (investors only) UV: \$1,300,000 (2022)