

30 Etheridge Street, Page, ACT 2614

home by holly

House For Sale

Friday, 24 May 2024

30 Etheridge Street, Page, ACT 2614

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



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Auction 10:00am Saturday 15 June

Acoustically quiet, thermally efficient and wonderfully connected to landscape...this gorgeous three-bedroom home feels both effortlessly modern and heart warmingly nostalgic. A thoughtful re-jig has rushed this vintage sweet heart into the here and now, as open plan living is dotted with sustainable double glazing, framing and opening the home to its perfectly landscaped gardens. Soft white walls all aglow in the warming northern light, as large windows within the peaceful master bedroom, frame treetops, distant mountains. Rising from its pretty elevated site, the home is edged with magnolias, sheltered by a swell of mature trees and pretty shrubs. A story book cubby house graces the soft lawn as steps usher up to the wisteria twined front veranda. From here you can look out across the leafy domain, past rooftops to the blue glow of the mountains beyond. Iridescent mosaic tiles shimmer like pearls along the back wall; the crisp white kitchen centrally placed to commune with elegant interior and exterior social hubs. We love the way the rectangular window frames the alfresco dining space and the soft timber echoed in the open kitchen shelving. Waterfall stone benchtops, floating island with breakfast seating, and banks of storage, are all perfectly arrayed in an effortless Scandi glamour. Hero windows to the north, soften the living space with natural light, calling forth the landscape. The dynamic dialogue with outdoors continues, as glass sliders open to a sheltered arena, perfect for entertaining with its easy merge to soft green lawns, beautifully ordered natural array. The garden is simple and energising with bespoke seating and textural gabion baskets, seamlessly incorporated, providing multiple spots for subtle moments amidst the greenery. Within and sequestered to the east, a slender hall invites to three soothing bedrooms, all with built-in-robos and large windows that capture daylight and aspect. The family bathroom is elegantly finished in floor to ceiling large format tiling in crisp white, matched with matte black hardware and a pop of warm timber. There is a bathtub and a luxury Arcisan 4-way shower with waterfall and body sprays, all screened by sleek frameless glass. To one side a gated carport and to the other side a garden shed and secret lemon tree dripping with fruit. Neatly arrayed raised vegetable beds, teem with kale, lettuce, mixed herbs and a deciduous tree that shades in summer and welcomes sunshine throughout winter. Whole summers we imagine...dining alfresco with family and friends, the kids at play, a happy, relaxed to and thro, from inside to out. Page is surrounded by parkland, close to the walking trails of Mt Painter reserve and The Pinnacle and just 12 minutes' drive to the Arboretum. The home is an easy stroll to the local schools and shops, moments from the much-loved village centres of Cook and Aranda, whisper close to Jamison Plaza and all the cafes, restaurants and shops of the thriving Belconnen precinct. It is an easy stroll to the Capital Food Markets and the local Page shops, home to the popular Page Bottler. It is a nice walk to Lake Ginninderra and the popular Lighthouse Pub on the water's edge. Transport is close to hand and the AIS; Bruce Stadium and the UC are in easy reach. It is a mere 15 minutes' drive to the CBD and the ANU. features..beautifully renovated three-bedroom home in leafy Page.open plan living, dining and kitchen flowing to stunning alfresco sustainable spotted gum deck and landscaped garden oasis.elevated site with treetop and mountain views.light and airy with a soothing paired back palette and pops of warm timber.soft oak timber laminate flooring.new double-glazed windows throughout.stunning kitchen with mosaic splash back in mirrored silvers, banks of white cabinetry, timber shelving, waterfall stone bench tops, central island with breakfast seating, wall oven, gas hob and integrated dishwasher.north facing lounge room with huge windows welcoming light and leafy views.elevated front veranda twined with wisteria and private front lawns with cubby house.glass sliders opening to sheltered deck enclosed by timber batons .fully landscaped rear gardens with soft lawn, raised vegetable beds, bespoke garden seating and edged with gabion baskets, green walls.large master bedroom with built in robe and gorgeous northern light.two additional bedrooms with built-in-robos .ceiling fans in bedrooms.renovated family bathroom with bathtub and Arcisan 4-way shower with waterfall and body sprays.separate laundry with banks of storage and direct garden access .ducted electric RC heating and cooling .new roller blinds throughout and privacy sheers in master bedroom.private driveway with gated double carport and shed.new 1.8m Colourbond fencing.close to public transport.walking distance to local shops and feeder schools, Weetangera, Hawker and Florey Primary Schools.minutes to the thriving Belconnen precinct.15 mins to the CBD by carEER: 3Land size: 666m2 (approx)UV: \$578,000Rates \$3 304 (approx)Internal living area: 100 m2 (approx)Year built (original)- 1972 (approx)