

**31 Pickworth Street, Holt, ACT 2615**

home by holly

**House For Sale**

Thursday, 18 January 2024

31 Pickworth Street, Holt, ACT 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## Auction 10:30am Saturday 10 February

A beautiful renovation has created a timeless family home filled with light and gorgeous design flourishes. Lovingly updated for modern life, yet infused with a delicate vintage ambience, there is a seamless balance to pickworth.home, as ambient living spaces enjoy a circular flow, giving way to a peaceful sleeping zone that overlooks the delightful and private garden. Situated in peaceful Holt with its beatific natural surrounds - ample parks, green by-ways and the never ending bushland reserves of The Pinnacle and Mt Painter - the home enjoys the best of city living and country tranquillity. It is an easy stroll to Holt shops and Kippax Fair and the Belconnen Precinct is within easy reach, replete with a bevy of shops, eateries and wonderful markets. The dark brick form is punctuated by a grouping of tall narrow windows, their verticality echoed in the brick columns that support the roof canopy. A lofty tandem carport sits to one side with a single garage beyond, providing plenty of off-street parking. The original front door has been preserved with its mid-century geometrical carvings and sidelight. As you step within you are met by an immediate sense of gentleness, as easy-care wood-laminate flooring floats underfoot and light bounces off white-washed walls. The living area feels like a calming embrace, lit by both side windows and amber bottle glass set within the striking couplet of vertical glazing. Timber shelves float within the old fireplace surround, providing a peek-a-boo transparency through to the hallway, a rich sculptural element, ripe for curated display. There is a lovely flow of movement as living seamlessly circles to meet the dining and kitchen. Large corner windows capture leafy views and drench the dining table with dappled light. The modern galley kitchen is finished in crisp white with black worktops and subway tiling. There is a wonderful open sociability with the dining space, allowing conversations to flow, perfect for entertaining and family mealtimes. The adjacent laundry is materially concordant with matching subway tiling, ample benchtops and loads of crisp white cabinetry to keep the clutter at bay. There is direct access to the garden, with pathways leading straight to an original hills hoist that floats central within well-tended green lawns. Three welcoming bedrooms are separated from the social zones by a long hallway gifting a peaceful privacy. Soothing white walls are matched with striking charcoal carpet and midnight black block-out blinds. All three bedrooms centre around a family bathroom with tub and separate toilet. Mature flowering oleanders and crepe myrtles wash the garden in pink blooms. A layering of spaces creates a versatile oasis, ripe for both play, communion and reprieve. The dedicated firepit arena is ideal for evening gatherings, convivial celebrations with family and friends, as the kids tumble and chase on the soft lawn. features..beautifully renovated three-bedroom home with loads of vintage charm.set on a quiet street in the peaceful, family friendly suburb of Holt.light filled and airy with a soothing minimal, concordant palette.sunny north-east facing living with circular flow to dining and kitchen.dining area set beneath corner windows with leafy views .gorgeous modern kitchen with banks of storage including a full-height pantry, wall oven, electric cooktop, rangehood and dishwasher.renovated laundry with loads of storage.peaceful sleeping zone nicely separated from the social hub of the home.master bedroom with reverse cycle heating and cooling, ceiling fan and built-in-robe.bedroom one with built-in-robe.bedroom two with floating shelves.hallway coat closet.linen closet.new timber laminate flooring.split system reverse cycle heating and cooling in living room.ceiling fans in all bedrooms.downlights.surrounded by lovely gardens with mature flowering trees.privately fenced rear garden with dedicated firepit arena.soft lawn edged by flowering oleanders.tandem two-car carport and single garage.handy to Holt shops and Kippax Fair, famous for its variety of excellent shops and great coffee.moments from the Belconnen precinct, extending a plethora of entertainment and eating experiences.close to schools, transport, walking trails, playgrounds, Lake Ginninderra, AIS and the UC.20 min to the CBD EER: 0Living area: 109m2Land size: 673m2Land rates: \$2,788 (approx)Land tax: - \$4,529 (if rented approx)Land value: \$474,000Year built: 1972 (approx)