

32 Badenoch Crescent, Evatt, ACT 2617

home by holly

House For Sale

Friday, 1 March 2024

32 Badenoch Crescent, Evatt, ACT 2617

Bedrooms: 3

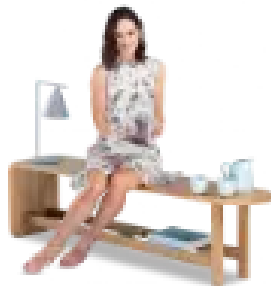
Bathrooms: 1

Parkings: 1

Type: House



Sally Strang + Ash Costello
0491850701



Ash Costello
0491850701

\$719,000 +

The endearing, white-washed form emerges quietly from the leafy gardens as you make your way along the dappled path. A combo of brick, timber and expanses of glass give the home a soothing organic feel. Largely open on one side, the house looks out towards the landscape, light dances across white walls, and soaring raked ceilings lend a spark of joy. This sweet Pettit + Sevitt, mid-century modern, three-bedroom home is ideally placed on a sleepy cul-de-sac in central Evatt. Despite the elevated plateau where the house is sited, there is an immersive peace, as a romantic mix of mature shady trees, envelope and enclose. It is an easy stroll to Evatt Oval and Bike Precinct, local shops and never far to the endless stretches of bushland reserve that stretch from Ginninderra Creek. The delicate 70s architectural details - split level living, cathedral ceilings, timber joinery - speak to the heart. There is the perfect balance between cosiness and transparency, sociability and privacy. A lovely solar ingress takes care of sunlit warmth in winter and deep eves cool the home throughout summer. We love the elegant entryway, as steps leave behind flowering topiary, magnolias, plum trees, duo of Japanese maples...the welcoming front door set beneath a stunning transom window. An elegant timber balustrade characterises the spacious living area, delineating the split-level design, which houses the bedrooms along the upper level. A slow combustion fireplace sits on a warm slate hearth as a long vertical window gifts a beautiful exclamation point of light. Glass sliders can be flung open to breezes and there is an easy drift to garden, with pretty stand of flowering white roses and soft foliage of weeping trees. The living area flows effortlessly to the large kitchen combined dining space. Neatly arrayed neutral cabinets meet long worktops that stretch beneath a large window, flooding the space with aspect and light. We love the intricacy of the small feature tiles, set like tiny hand-painted floral treasures within the splashback. The ceiling lifts to cathedral heights within the slender hallway, where three peaceful bedrooms capture views to the pergola covered alfresco area, stretching the full length of the house. Each bedroom feels welcoming and spacious, owing to the raked ceilings, and the blessing of northern light. The family bathroom is finished in full-height tiling, as crisp white meets a joyful mix of bright blues. Vintage timber cabinets offer a tonne of storage and there is a relaxing bathtub. The separate toilet shares a concordant theme, with mosaic floor tiling in vivid indigo blue. Spatial layering, secret garden room, covered barbecue area and a mix of beautiful plantings with different heights, shapes and textures create a place of wonder. The wrap around gardens both informing and sheltering the home, gifting a mix of arenas, making it easy to play, entertain and explore. A long driveway ushers to a gated free-standing brick garage and there is ample off-street parking. Every aspect of the lush garden surrounds, extending a magical and calming, immersive serenity. Evatt is a family friendly suburb famous for its lovely country vibes, deep quiet, ample green spaces, walking tracks, ovals and surrounding reserve. The home is close to the local Evatt and Spence shops, a variety of schools and the Belconnen precinct, with its wide-ranging offering of entertainment, shopping and dining options, including the new Fresh Food Markets. Convenient to the AIS, Bruce Stadium, the UC and Lake Ginninderra, the home is a mere 17 minutes to the CBD and the ANU. features..beautiful three-bedroom, Pettit + Sevitt, mid-century modern home in peaceful Evatt. ideally located on a quiet cul-de-sac close to parkland and reserve. sheltered by pretty gardens. beautiful vintage features including ribbon window, exposed beam, timber joinery. soaring raked ceilings. walls of glazing floating nature within. light filled and naturally temperate. living room flowing to garden. adjacent kitchen and dining room. kitchen with banks of cabinetry, generous worktops, Westinghouse freestanding electric oven, Dishlex dishwasher. bedrooms privatised on the upper level with raked ceilings. master bedroom with wall of built-in-robos. second bedroom with built-in-robe. third bedroom or home office. family bathroom with bathtub and excellent storage. separate toilet. laundry flowing to private back garden. linen closet. slow combustion fireplace in living area. instant gas hot water. original electric wall heaters. private, tiered back garden with established trees and lawn. original Hills Hoist. brick barbecue area within covered alfresco area running full length of the house. sandstone retaining walls. private driveway ushering to gated free-standing brick garage. plenty of off-street parking. surrounded by green spaces, reserves and playgrounds, close to Evatt, Miles Franklin and St Monica's Primary Schools. handy to the local Evatt shops and not far from the bustling Belconnen Precinct. 17 mins to the CBD by car. living size 119m2. block size 921m2. uv \$545,000. year built 1975