

35 Connelly Place, Belconnen, ACT 2617

home by holly

Sold Townhouse

Monday, 14 August 2023

35 Connelly Place, Belconnen, ACT 2617

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



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\$726,000

#soldbycris \$726,000 Thoughtful touches, attention to detail combine with a generous use of warm timber and minimalist palette to create a serene, mindful oasis packed with sustainable features. This joyful and impeccably renovated, separate title, two-bedroom home is located within the vibrant Belconnen precinct, moments from a bevy of restaurants and shopping experiences and the walking trails of Lake Ginninderra. Grand vistas to both east and west, frame views of magical gardens, sweeping sky and open reserve beyond. A private driveway ushers to carport sporting loads of built-in-storage gifting plenty of off-street parking. A pretty front garden is set with productive vegetable beds and plenty of fruit trees, including pomegranate, apricot, pear, peach, and fig. This private oasis is deeply quiet, buffered by circling reserve and position deep within a quiet cul-de-sac. An open and airy living, kitchen and dining arena draws in light from the dual solar orientation gifting a lovely balance, with a magical end-to-end framing of leafy vistas. The living area overlooks a colourful maple, while sliding doors can be flung open allowing an easy merge from dining to sequestered rear garden, flowing to parkland. The recent exacting renovation has resulted in a bevy of practical and environmentally conscious features - tri-colour downlights, German engineered double glazing, R6 ceiling insulation, Nobo panel heaters and ingenious and generous attic storage. The continuous thread of white on white combined with rich timber creates a paired back aesthetic, while the calming natural materiality nods to the bush surrounds. Painted brick feature walls harmonise with spotted gum flooring; the central galley kitchen providing a pop of French blue, mimicking the sky. Blackbutt bench tops arrest and the subtle floral pattern of the Australian made ceramic splashback, throws in just a touch of romantic whimsy. Shaker style cabinetry provides plenty of storage and combines beautifully with state-of-the-art Smeg and Bosch appliances. A large island provides ample bench space combined with breakfast bar for perfect sociality while showing off your culinary skills. The master bedroom with eco carpet in deep grey, blue is warm and inviting, flooded with soft light, and championing soft garden vistas. The walk-in-robe takes care of seamless storage with plenty of generous shelving. Hardwood batons accentuate a deep light well with rain sensor skylight, drawing in sunshine, illuminating the generous family bathroom. A bespoke ironbark vanity with under shelving spans the length of the room, while a walk-in-rain shower, handmade concrete basin completes the luxury bespoke touches, so consistent throughout the home. Beyond, the second bedroom or ideal home office looks onto the tree ferns and planted raised beds of the rear courtyard. Staged with fire-pit, natural gravel, and bush rock; with beautiful native plantings that spill over, into the communal paddocks and walking paths beyond the garden gate. Life in Belconnen -Walking within nearby parks, ovals...riding bikes around Lake Ginninderra, exploring Mt Painter and The Pinnacle. Spending hot summer weekends at Big Splash Waterpark or the Arboretum, exploring the shady Cork Oak Forrest. Shopping and dining within the dynamic Belconnen precinct, choosing from a bevy of cafes, bars, waterfront pubs and restaurants. Local Favourites include Delhi to Canberra, for great Indian food and The Lighthouse, for a cool beer on a hot day, right on the water's edge. Or head to the Fresh Food Markets, grab some groceries, health foods from the nearby Jamison centre or saunter to the famous Aranda shops for great coffee. Well connected with transport at your doorstep and a variety of schools close to hand, it is an easy drive to the UC, Bruce Stadium, AIS, and a mere 10 minutes to the CBD. features..fully renovated to high spec, private two-bedroom separate title home in quiet cul-de-sac, backing reserve and centrally located within the dynamic Belconnen precinct. private access to parkland. impeccably renovated throughout and packed with thoughtful solutions, sustainable features. hardwood spotted gum flooring to open living, kitchen, dining. eco carpets to both bedrooms. feature painted brick walls. 40mm blackbutt timber benchtops to kitchen. stunning open plan kitchen with French blue shaker cabinetry and open shelving, island bench with breakfast bar, Smeg 6 burner gas cooktop, Smeg oven, Bosch dishwasher and rangehood and Australian made ceramic splashback. private driveway and carport with wall hung dryer and built-in-cabinetry. productive front garden with fruit trees and raised vegetable beds. roman blinds throughout. master with walk-in-robe. second bedroom with open shelving and built-in-robe. large family bathroom with Velux rain sensor, auto close, double glazed skylight with hail guarantee and decorative hardwood truss. walk-in-rain shower. bespoke iron bark vanity with open shelving. hand crafted concrete basin. tri-colour dimmable downlights. U-PVC German engineered double glazing throughout. R6 ceiling insulation. pull down ladder to attic storage, fully lined with lighting and power (3 by 7m approx.). gas nobo heating panels to both bedroom and central kitchen dining arena. eco-friendly carpet made from corn to both bedrooms. native courtyard to rear with firepit and garden gate that provides direct access to open reserve and walking paths. additional garden at back gate entry featuring fruit trees and herbs. central location - just minutes to University of Canberra, Jamison, Lake Ginninderra, Belconnen Fresh Food Markets, Woolworths metro, bike paths, parks

and nature reserves, & all the amenities offered in the Belconnen Town Centre .city centre just 10 minutes awayEER:
6.0Land size: 203m2 (approx)UV: \$479,000Living area: 80m2 (approx)Rates: \$2685 p/a (approx)Year built: 1985