

**37 MacPherson Street, O'Connor, ACT 2602**

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## House For Rent

Thursday, 28 March 2024

37 MacPherson Street, O'Connor, ACT 2602

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Jackie Houghton  
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**\$1300 per week**

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What was originally a two-bedroom cottage is now a four-bedroom home that retains some original features but smartly combined many more new modern features to make this property a standout on Macpherson St. Characterised by the twin spirits of warm period charm and modern open airy, volume and light, this charming four-bedroom home maximises northern orientation of the family room and living room, thermal performance, and connectivity to the gardens. The plan allows for various family moods with multiple living spaces coupled with sequestered intimate havens. The front of the home comprises hardwood flooring throughout and timber sash windows to add to the original charm of the home. The original spacious two bedrooms are equipped with honeycomb blinds, electric wall heaters and are conveniently amenable to the renovated large main bathroom. At the rear of the original part of the home you will also find the centre heart of the home as this is where the original living and dining spaces sit. The lounge room is a cozy space to gather for a family that is centred around the open fireplace. The dining space is large and open, perfect for those big indoor dinner parties. You are spoiled with choice of heating from the open fireplace to the living room, hydronic heating panels or the additional fireplace within the dining room. As you step into the beautifully designed extension of the home you are welcomed with a soaring raked ceiling and banks of north facing glazing that flood the room with light and warmth with underfloor hydronic heating to the polished concrete flooring, leading out to the uninterrupted view and flow to the beautiful deck, soft lawn and array of mature trees. Large and bright kitchen overlooking the sunlit family room is beautifully unique with light blue joinery, white tiled splashback and a stunning timber island bench. The kitchen also features ample storage, large pantry for every family's needs, five burner gas stove, built in oven and microwave. Leading down the light filled hallway at the rear of the property that is a large laundry with an abundance of storage. The third bedroom features the beautiful raked ceiling and built-in wardrobe. The second renovated family bathroom services both the third bedroom and main bedroom. The main bedroom of the home is a sanctuary of its own from the his-and-hers wardrobe and the soaring raked ceiling that is amplified by the floor to ceiling glazing and direct access to the greenery of the gardens. The back yard is a standout feature of this home with large established trees creating a beautiful asylum. Leading out of the lounge room is a large timber deck for the ultimate dining space during those summer months. The grass is matched with curvy edges from the gardens creating a pathway down to the rear of the property. Show stopping treehouse with rock climbing wall is the ultimate dream for any kid. Raised vegetable garden beds sit at the rear of the property where they receive a lot of sunshine and are perfect for that green thumb. Close to transport and within walking distance to schools and to the fabulous O'Connor shops with local faves including the Duxton for great pub food and Flatheads for fish and chips. The central locale of this beautiful inner north suburb is close to the village centres of Lyneham and Ainslie and the thriving Braddon and Dickson precincts with their enticing mix of bars, cafes, and shops.

features. .beautiful four bedroom two bathroom home located in O'Connor. two bedrooms to the original cottage to front with honeycomb blinds and wall mounted heating units. remaining two bedrooms to the beautiful north-facing rear extension. two large renovated family bathrooms. .spacious living and dining room to original part of the home with two fireplaces and hydronic heating. .expansive and unique kitchen with timber island bench, large pantry, five burner gas stove, oven and inbuilt microwave. .soaring raked ceiling family room with floor to ceiling glazing along the northern wall. .polished concrete flooring with in-slab hydronic heating and double glazed windows to the extension. .study space to family room for additional convenience. family friendly laundry with substantial storage. .third bedroom with raked ceiling and built in wardrobe. large main bedroom with ceiling fan and his-and-hers wardrobe. expansive deck connecting to family room for indoor outdoor flow. beautiful lawn and curvy edged garden beds with bi-monthly gardener included. drip irrigation system to established native plants and fruit trees in rear garden and small garden near front veranda. amazing tree house with rock climbing wall. raised vegetable garden beds for the green thumb. additional garden shed to rear of property for tenants use. single carport with extra space for storage of bikes behind lockable remote controlled gate

eer unknown

The property complies with the minimum ceiling insulation standard. available 6th may 2024 . prospective tenants must obtain prior consent from the Owner of the property to keep pets on the premises.. this property is unfurnished. rent is paid calendar monthly on the first day of each month. bond = 4 weeks rent. applicants or a representative on their behalf must inspect the property. disclaimerhbh collective take all due care in with the details

provided regarding properties for rent, however we accept no responsibility for any inaccuracies herein. All prospective parties should trust their own research.