

40 Brookman Street, Torrens, ACT 2607



House For Sale

Friday, 1 March 2024

40 Brookman Street, Torrens, ACT 2607

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Area: 1085 m2

Type: House



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Discover retro style with a modern twist in this captivating 1968 3-bedroom residence. Perched on the elevated side of Brookman Street, and stylishly renovated, this home celebrates the quintessential charm of its era while offering contemporary convenience. As you step inside, the living room welcomes you with its limed and polished wood floors. Daylight streams through the northern doors, highlighting the Regency Knight Italian Wool Thermal Curtains and Blinds which frame the views to Mount Taylor and the iconic Telstra Tower. The kitchen features Chef electric cooktop and oven, complemented by a large window that looks out to the meticulously landscaped back garden. The 1960s-style flooring adds to the retro vibe, while the adjacent new butler's laundry extends the kitchen and is equipped with an integrated washer/dryer space and F&P dishdrawer. The adjacent dining room is a breathtaking display of classic styling that will no doubt host many memorable feasts. The timber floors extend through the living areas to three generously sized bedrooms. The master boasts a large built-in wardrobe and crafted copper tile & Tasmanian Oak bedhead. The second bedroom is spacious, also with a 4 door built-in wardrobe, and similar for the third bedroom/home office. Its ensuite was renovated at the same time as the main bathroom with Villeroy & Boch basins and tapware, new shower screens and vanities that work seamlessly with the property's aesthetic. The boundary hedged and private, fully fenced backyard is a blend of beauty and functionality. It features low-maintenance landscaped gardens, a drying courtyard and a covered entertainment and BBQ area with the addition of a fire pit ideal for winter gatherings. Alternatively, the block is large enough to subdivide for a second dwelling. Additional highlights include new roof gutters and downpipes including sarking & insulation. The Smart WiFi-enabled ducted hot and cold AC ensures year-round comfort. A 2.5 car garage and extensive attached workshop with single-phase power plus 3 additional off street parking spaces. Tree-lined Brookman Street is known for its peace, quiet and friendly community. Close to public and private schools, Southlands Shopping Centre, Woden town centre, public transport and Mount Taylor's walking trails, the location perfectly balances city and nature. Prepare to be enchanted by this Brookman Street beauty, where 1960s charm meets modern luxury.

HIGHLIGHTS
Elevated with picturesque views of Mt Taylor
Land holding of 1085m²
Landscaped front and rear gardens
3m hedge surrounding private rear gardens featuring loggia
BBQ area
Master bed features copper tile and Tasmanian oak bed head
4 door built in wardrobes to each of the 3 bedrooms
Main bathroom and ensuite upgrades include Villeroy & Boch Basins & Tapware
Limed and polished wood floors throughout
Regency Knight Italian wool thermal curtains & blinds
Retro style kitchen includes Chef appliances
Butlers/laundry with Fisher and Paykel dishdrawer and additional sink
3 door cloak cupboard and a 3 door linen cupboard
2.5 car garage plus 3 additional off street parking spaces
Workshop 7.5m x 3.5m with built in bench and storage facilities
Single phase power to garage/workshop
New roof gutters and downpipes including sarking & insulation
Switchboard upgrade & solar ready board
Hardwired smoke detectors
New lighting, switching & GPO's throughout
Heat pump hot water service
Smart WiFi enabled ducted floor hot cold and zoned air conditioning

CLOSE PROXIMITY TO
Mt Taylor walking trail, Torrens shops, Torrens Early Learning Centre, Torrens Primary School, Southlands Shopping Centre, Marist College, Melrose High School, Westfield Woden and The Canberra Hospital.

STATISTICS (all figures are approximate)
Block: 2 Section: 41
Land Size: 1085m² (Please note: The Territory Plan 2023 will allow dual occupancy developments on residential suburban zoned blocks (RZ1) of 800m² with a modest second dwelling of 120m² (excluding the garage). The block can then be unit-titled under the Unit Titles Act 2001 to allow the second dwelling to be individually sold.
EER: 2.5
Home Size: 206.10m²
Internal Living: 131.50m²
Garage & Store: 74.60m²
Land value: \$882,000 (2023)
Rates: \$4,577 annually
Land tax: \$8,382 annually (if purchased as an investment)