

**45 Severne Street, Greenleigh, NSW 2620**

home by holly

**House For Sale**

Friday, 10 November 2023

45 Severne Street, Greenleigh, NSW 2620

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Auction 1:00pm Saturday 25 November

The craftsmanship is evident throughout from the extensive timber joinery to the elegant, rendered facade with cut-outs that frame the striking bush. The classic mid-century style, with its textural mix of stone and wood, a sensual delight with light filled arenas and floor-to-ceiling windows that highlight the natural world. Resting low within the bushy site and emanating a powerful sense of place from the get-go, this important Willemsen designed home, delights with a signature organic materiality and a willingness to engage confidently with the stunning surrounds. The formal lines and structural elements of the significant new landscaping lends an impressive yet simple entry experience, in-sync with the earthy presence of the home. Canberra reds criss-cross in a herringbone pattern as wide steps lead past the curved wall of the study court, to the welcoming timber door with beautiful glass inlay. The intrinsic beauty of red cedar, dark slate speak for themselves within the simple flowing spaces as walls of glass lend a lightness, a feeling of floating among the gum trees. There is a nice circular flow from living area to formal dining room which takes in the botanical oasis of the central atrium. This warming nook also provides covered entryway from the garage and collects warming sunlight, becoming a haven for tropical plants and humans alike. A large slider seals this section of the house from the open kitchen and second living area which enjoys a sunken privacy. Again, you are struck by the elegant panes of glass that frame the white trunks of ghost gums. The use of light timber in the kitchen keeps things bright as banks of storage take care of clutter, making way for loved display on the open shelving. Two serene bedrooms complete the wing, centred around a simply appointed family bathroom with relaxing tub. Sequestered at the front of the home is the master suite which reads like a calm retreat as beautifully crafted timber robes coalesce with the planted rockeries and stands of trees framed by corner windows. The ensuite shares a concordant simple materiality with the family bathroom, as neutral tones marry with brown counter top. A double room sits just across the hall with floor to ceiling windows overlooking the study court, where a curvaceous wall embraces and holds. Solar passive and carefully positioned to capture and bank the sun's warmth, the intuitive design, reduces the need for energy consumption. Rain water is captured in tanks for the garden, solar panels are utilised, and two pot belly stoves warm the home in winter. Layered alfresco decks and terraces become additional rooms, catering for all moods, from deep relaxation to grand family celebrations. These invitational outdoor spaces culminate at the lowest level of the curated landscape, where a billabong swimming pool is edged in bush rock, waving grasses, mimicking a natural waterway. Perched above Queanbeyan, Greenleigh is a tightly held bushy enclave, where a mix of classic 70s homes and new builds take advantage of large, leafy blocks. Moments from the town centre and an easy route straight to the airport and a mere 20 minutes to the CBD, the home offers a rare tree change without the disadvantages of remote living. The home is minutes from the Queanbeyan township with its mix of old and new eateries, bowling clubs and classic pubs. Local favourites include Lime Leaves for great Thai food and the authentic Mexican tacos from Cartel or great coffee beneath the trees at Mill House Café. It is only 13 minutes to the airport and 20 minutes to the independent eateries and shopping within Manuka and Kingston.

features..architecturally significant four-bedroom home on stunning bush block.solar passive design by famous Australian mid-century architect Garry Willemsen.ideally located within a rural haven at the peak of elevated Considine Close.beautiful architectural features including walls that extend and frame the natural bushland .two living areas and formal dining room .exquisite craftsmanship showcasing slate flooring and red cedar joinery.significant new landscaping with sealed driveway ushering to double garage and additional parking with retaining walls .new paving in Canberra reds providing a magical entryway.serene living area with walls of glass, and sliders to deck..dining room flowing to central atrium.Jøtul caste iron Norwegian fireplace in living area.open kitchen and second living room flowing to alfresco dining .pot belly stove in second living area and reverse cycle heating and cooling.kitchen with banks of storage including full-height pantry, Smeg wall oven and gas hob, Asko dishwasher, .private master bedroom with built-in-robe and ensuite bathroom .double bedroom overlooking private courtyard .two additional bedrooms with built-in-robos.soft grey carpets to bedrooms.family bathroom with tub .internal laundry with wall of storage.three timber decks with sail covers and step lighting.Billabong heated pool set within natural rockery, with large deck and cabana.kids tree house.extra storage and workshop area within garage.garden shed.fully fenced landscaped rear garden with gate entry to natural bush .northern aspect, solar array and three rainwater tanks with 12,000 litre capacity for the garden.3 minutes to the town centre of Queanbeyan, 8-10 minutes to JOC, 13 minutes to the airport and 20 minutes to the CBD

Block size: 5136m<sup>2</sup>land rates \$4,175.53 pa (approx.)Built: 1984 (approx.)The information contained in this advertisement is derived from sources we deem reliable. However; we cannot provide any guarantees or warranties regarding the information supplied. Buyers are encouraged to conduct and rely exclusively on their own enquiries.