

49 Cockle Street, O'Connor, ACT 2602

home by holly

Sold House

Thursday, 9 November 2023

49 Cockle Street, O'Connor, ACT 2602

Bedrooms: 3

Bathrooms: 1

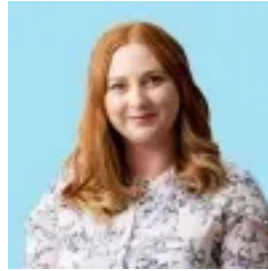
Parkings: 1

Area: 905 m2

Type: House



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\$1,485,000

#soldbyholly \$1,485,000 There is something so playful and visually striking about a butterfly house, the famous inverted roofline still sought after, with similar homes being snapped up in recent days, in both Queanbeyan and the South Coast. And this gorgeous original won't last long, resting on the tightly held Cockle Street, in the heart of the leafy oak-tree lined, inner north. The original design of the butterfly roof was created by Le Corbusier in 1930 and is now an instantly recognisable part of mid-century architecture, and a popular element of modern building today. There was of course Marcel Breuer's, Geller House and William Krissel, who popularised the form in California in the 1950s. The Cockle Street butterfly house is part of the Australian architectural story, with landmark designs appearing in the 1950s. Untouched and preserved, set back behind neat hedging and wide lawns, the iconic roofline catches your eye from the get-go. Cockle Street naturally rises in a gentle slope and is dotted with a mix of vintage homes and new prestigious builds. This lovely, elevated locale enjoys close proximity to O'Connor Ridge Reserve without the busy through traffic of Dryandra Street. It is the best of both worlds - the peace and quiet of the bush and the buzzing cultural offerings of the city. The home is a lovely time capsule, brimming with vintage features from ceilings to built-in-joinery. A private driveway provides plenty of off-street parking and ushers to carport with tilt-a-door. Within freshly painted walls in simple minimal white coalesce with new soft grey carpets. There is a humble feel, a nice balance to the sequence of spaces and a unique welcoming air. The living area, flooded with northern light, takes in serene garden views via expansive full-height picture window. In-built cabinetry is perfect for curated display and sits neatly beneath a corner window, framing magnificent camellia and rhododendron. Adjacent a light and bright kitchen looks out over the sweeping lawns in the private rear garden. Carefully calibrated to maximise every inch of space, with ample storage and seating nook, complete with three sunny yellow chairs, the kitchen feels invitationally nostalgic, and signals lingering over coffee, long conversations, relaxed meals. Three bedrooms all with large windows, welcoming light and framing private garden views, have ample built-in-storage and centre around a family bathroom and separate toilet. We love the original mosaic flooring, the inviting sky blue wall tiles. There is a relaxing tub, separate shower and new white vanity. Green garden walls border sweeping lawns and there is a dotting of hydrangeas and camellias, a bountiful lemon tree in one corner. The securely fenced back yard is enormous, and a virtual parkland, with ample room for various play equipment. We imagine a table set for plenty, celebrating with family and friends, the barbecue sizzling and the kids running riot...the day unfolding into epic games of family cricket as the sun fades. Cockle is a quiet, leafy street in an elevated position close to O'Connor Ridge Reserve. The home is within walking distance to Black Mountain School and the fabulous O'Connor shops with local favs including - The Duxton for great pub food and Flatheads for scrummy fish and chips. The central locale of this beautiful inner north suburb connects you to the thriving Braddon and Dickson precincts with their enticing mix of bars, cafes, and shops. An abundant mix of green spaces, shared bike and walking paths, and beautiful street trees create a tranquil village experience just a stone's throw from the CBD and ANU. features..iconic butterfly home in sought-after Cockle Street precinct - eucalyptus tree area.opportunity to own an iconic and striking architectural design in the heart of the inner north.beautifully preserved and brimming with vintage features.perfect northern orientation.large sunny, north facing living room with built-in-cabinetry.kitchen with built-in-seating nook, Bosch dishwasher and Westinghouse freestanding oven and cooktop.laundry with direct access to rear garden.master bedroom with two built-in-robos.two additional bedrooms with built-in-robos .family bathroom with tub and separate shower, vanity and Tastic fan and heat light.separate toilet with exhaust fan.natural gas heater in the living room.sun awnings to living room and both front bedrooms.solar hot water with gas booster.carport with tilt-a-door, power point and light.separate approved large metal shed..large block 906sqm block.freshly painted.new carpets.circuit board updated with circuit breakers and earth leakage.brick construction.fully fenced secure back yard.security locks on the windows.butterfly roof renewed 25 years ago with new corrugated iron.privatised behind mature hedges and broad front lawn.enormous rear garden with sweeping lawns and mature trees.walking distance to O'Connor Ridge Reserve and O'Connor shops.surrounded by green spaces and parks, handy to a variety of schools, including easy walking distance to Black Mountain School.close to transport, Lyneham shops and the Braddon precinct.moments from the ANU and the CBD.close access to Black Mountain and to CSIRO from Hemmant Street.walking distance to O'Connor Ridge.a convenient cycle to civic and Jamison/Belconnen FINE DETAILS (all approximate): Land size: 905 m2Build size: 100 m2 (approx.)EER: 3.0Zoning: RZ1 Build year: 1959 Rates: \$5,766.83 paLand tax: \$10,873 pa (investors only)UV: \$1,152,000 (2023)Rental opinion: \$650 p/wk