

**5 Moorhouse Street, O'Connor, ACT 2602**

home by holly

**Sold House**

Monday, 14 August 2023

5 Moorhouse Street, O'Connor, ACT 2602

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 935 m2**

**Type: House**



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## Contact agent

#soldbymcreynolds #soldbyholly Award winning architect, Rob Henry, transformed an original O'Connor cottage with an empathetic renovation and modern addition, that envelopes the original build, extending upwards and outwards, while embracing the grace of the heritage footprint. Perfect solar orientation, triple glazed windows, notable insulation, a heat pump and rainwater tank, pays respect to the environment, maximising the homes sustainable edge. The distinctive curved plasterwork ceilings, lofty voids and light wells fill the home with volume and a diffusion of soft light. A palette of silvery and deep greys plus soft greens, combined with a harmonious thread of warm timber, weaves an intimate connection with the bush surrounds. A combination of timber, metal cladding and batons, re-invigorates the form, enhancing both the aesthetic and thermal qualities of the dwelling. A Chinese elm shelters and shades, timber panelling warms the double garage, extending around the southern garage wall, whilst enriching the private entry corridor. Internally the house opens up dramatically with changing ceiling heights and a mix of bespoke glazing - welcoming natural light, forging inside out connection. There is an array of handmade elements and detailing, executed with a confident hand and an exciting mix of natural materials, including a combination of hardwood and burnished concrete flooring, softened by the signature honeyed timbers. Superiority of design is evidenced in the smooth flow and mix of private and social spaces. A sunny gallery provides seating and storage, while stacker doors forge an open connection with outdoors. A cleverly placed office space overlooks the social scene of the kitchen and can be shuttered for privacy as required. The open kitchen is a beautiful cathedral like arena, that drifts to flourishing native gardens. Feature tiling in cascading greens, nods to the dance of the local eucalypts. Dark concrete floors marry with the opulent island bench in fresh concrete, offset by banks of warm timber drawers. Luxe appliances, butler's pantry and ample storage ensure a professional culinary edge. A trio of glass pendant lights hang low over the bespoke dining nook with dedicated seating, creating a romantic focal point - a wonderful hub, ideally set for communing with family and friends. A restful quiet room with a classic wood heater takes in the western courtyard, while the serene northern living room dramatically frames indigenous gardens. Three bedrooms centre around a stunning modern bathroom with freestanding tub and separate toilet. Updated with modern cabinetry, dark wool carpeting and ribboned glass windows, the rooms symbolically retain original components, including concrete walls, fireplace, and mantle. Forest green carpeting ushers to the upstairs master wing with a feature wall of inviting oak cabinetry. Clerestory windows beckon light and ceilings curve beautifully to airy heights. There is leafy aspect to street oaks and easy merge to the luxurious ensuite that features twin basins, a double shower, and the gift of a surprise bathtub, set beneath the northern window. The garage with internal access and storage merges to an elegant laundry, perfect for unpeeling wet swimmers and muddy gumboots. features..architecturally designed renovation and extension of existing O'Connor cottage by award winning architect, Rob Henry. high quality build using consistent material palette and high attention to detail. maximal thermal and solar efficiency. four-bedroom, two bathroom, two-living areas. gallery and office space. open plan kitchen and dining area. flow to northern garden from kitchen/dining. flow to western courtyard from gallery and quiet room. combination of new landscaping with existing established trees. garage with storage. internal laundry with storage including pull-out-ironing board, integrated hampers. entry gallery with linen storage and bench seat. study area with lightwell, overlooking kitchen and dining with concertina shutters. bespoke built-in-desk and storage. timber hardwood flooring to gallery and office. quiet room flowing to northern garden and western courtyard. Scandia indoor wood heater. north facing living room with bespoke curved and raked ceiling. multiple glazing framing native landscaping. burnished concrete floors to living, kitchen, dining. chef's kitchen and butler's pantry. island bench with stone benchtop and feature Nogoya Mini tiles in Iriede. ample storage including soft touch timber drawers and full height cabinetry. solid core sliding barn doors to butler's pantry and media hub. brushed platinum sink mixers and undermount sinks to kitchen and pantry. Bertazzoni electric pyrolytic built-in-oven, steam oven and induction hob. Schweigen silent rangehood. Bosch integrated dishwasher, fridge and freezer. Daro bell pendant trio to dining nook with dedicated seating. three downstairs bedrooms, two with built-in-robos and one with original fireplace and mantle. family bathroom with shower and freestanding bath. powder room. master bedroom upstairs with blackbutt stair rails elevated views to street and oak trees. western facing clerestory windows. signature bespoke curved ceiling and built-in robes. Tretford wool carpet. ensuite with twin vanity basins and shower heads, frosted glass walled toilet and Hugi composite stone bathtub. two Velux Solar Power Skylights with Integrated honeycomb blinds. Earthwool wall insulation to interior and exterior walls, ceiling insulation as well as underslab and underfloor insulation to entire house. 2500L rainwater tank. hot water pump. ducted reverse cycle. data sockets. close proximity to O'Connor Ridge Reserve, O'Connor

shops, Dickson and Braddon precincts, parks, schools, transport, bike and walking trails, ANU and CBD  
Block size: 935 m2  
Building size: 247 m2  
EER: 6.0  
Rates: \$5,986 per annum  
Land tax: \$9,623 (investors only)  
Rent Opinion: \$1300 p/wk