

# 52 Brookman Street, Torrens, ACT 2607

STONE

## Sold House

Thursday, 15 February 2024

52 Brookman Street, Torrens, ACT 2607

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1144 m2**

**Type: House**



Kris Hellier

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## Contact agent

The property will be going to Auction on the 09/03/2024 at 12:00pm with offers welcome prior. A WORD FROM OUR SELLER; "There are so many things that make this home special. I love this house. It is a spacious, elegant house, that never feels crowded. It is full of windows and views of trees. One thing I absolutely fell in love with from my first stay at the home, was the sunrise. Feeling the sun's warm glow through trees from my bedroom balcony is such a beautiful way to start the day. The house is in a quiet and very convenient location. We moved here when our children were young so we could walk them to the excellent Torrens Primary School. It has been home to our multigenerational family. We designed the fully equipped self-contained apartment for my mother so that she could live close to us but be completely independent. It worked beautifully. I enjoyed being able to go through the door to my mum's house, have a cup of tea, and then return to my children and leave mum in peace. It gave all of us peace of mind to be close, but not in each other's pockets. The house is surrounded by beautiful established gardens with lots of trees. The backyard is a private, green, and cool sanctuary. We enjoyed hosting lunches under the trees with friends and family, growing flowers and vegetables, and keeping chickens. One of my favourite places in the house is the upstairs study. It looks out to Black Mountain Tower and Farrer Ridge. It is an inspiring place to work. I also enjoy reading on the upstairs north-facing balcony in the afternoon winter sun and having breakfast on the private back deck surrounded by greenery. The other great thing about the house is the massive amount of storage underneath. It's quite incredible. It is a happy house with a great feeling. I am extremely lucky to have lived here." Upper Floor: 101.60sqm Ground Floor: 186.17sqm Total: 287.77sqm Block:

1144sqm - Beautifully updated family home, perfect for older kids and multigenerational households - Functional design with 4 separate living areas - 5 oversized bedrooms, 4 with built in robes - Master bedroom with, balcony access, walk in robe and ensuite, complete with a spa bath - Guest suite with walk in robe and ensuite as well as deck access, self-contained living and dining area, and separate kitchen - Main kitchen with ample bench space, gas cooktop, electric oven, dishwasher and an excess of storage room - Beautiful outlook from every window, with views towards black mountain and Telstra tower from upstairs - Laundry with built in benches, cupboard and external access - Ducted gas heating throughout, ducted evaporative cooling upstairs, split system installed downstairs - Ceiling fans installed - Multiple beautiful decks and balconies, perfect for relaxing or entertaining - Stunning established gardens, with large trees, lush grassy areas, and a variety of shrubs and hedges - Serene gazebo with dazzling views of the garden - Double lock up garage with additional carport - Amazing location with friendly neighbours, and with cafes, parks, schools, Woden Plaza, and public transport options right at your fingertips Rates: \$5,160.92 per annum (approx.) Land tax: \$9,607.40 per annum (approx.) Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.