

6/8 Holder Street, Turner, ACT 2612

home by holly

Sold Townhouse

Saturday, 24 February 2024

6/8 Holder Street, Turner, ACT 2612

Bedrooms: 3

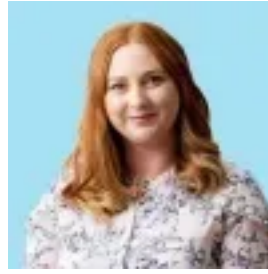
Bathrooms: 2

Parkings: 2

Type: Townhouse



Holly Komorowski
0491850701



Tenille Paul
0491850701

\$1,425,000

#soldbyholly \$1,425,000 The word hushed comes to mind, as quiet streets loop around central gardens, dotted with old growth trees. This historic Turner enclave, every bit a garden city vision, where the creative presence of Walter Burly and Marion Mahoney Griffin is lovingly felt. This is an enviable locale, pristinely quiet, close to all the wonderful eateries and bars of O'Connor and Braddon, moments from Haig Park and an easy stroll to Turner Parklands and the CBD. Sleek interiors are enhanced with streams of natural sunlight that bounce off crisp white stone counters, silver glass splash backs and walls adorned in feather soft. Bamboo flooring stretches golden underfoot, the majestic open living, dining, and kitchen unfurling to courtyard gardens on three sides. There is a lovely ingress of changing, moving light as the sun tracks across the sky, the wrap around gardens gifting an endless choice of shade or warming rays. Arrayed on two levels, this beautiful three-bedroom terrace, has been perfectly crafted to accommodate the modern family, while exuding an effortless warm minimalism. Located at the end of the site, the home is approached gently via a private walkway, green with climbing vines. A swell of garden captures the eye, the sawn limbs of a wildlife tree cutting a majestic shape against the sky. At night, the illuminated sculptural presence can be viewed from the upstairs bedroom windows. The kitchen is all white on white, softened by the warm texture of organic worktops, with a pop of ethereal silver. Banks of soft touch cabinetry and quality appliances from Miele, keep things efficiently simple. The same paired-back effortlessness is extended to the seamless European laundry, and curated under stair wine and glass storage. The open spaces around the perimeter teem with rhododendrons, azaleas, camelias, and mixed lemon trees. In summer family and friends can spill to any of three interlinking courtyards. Long nights can be enjoyed beneath the fiesta lights without disturbing the neighbours, as high rendered walls hold and enclose. Upstairs is instilled with elegant interior moments - frameless glass balustrade, notes of chrome and matte black, artisanal pendant with glass spheres smoked with grey. The master bedroom, with ensuite, is nicely sequestered on the western side, capturing dreamy afternoon light. To the north-east a couplet of rooms centre around a family bathroom with relaxing tub. Both bathrooms are finished with floor to ceiling tiles and vanities with stone countertops. This central locale places you within walking distance to the CBD, ANU, delivering a vibrant urban lifestyle. Catch up with friends on the weekend, for drinks or barefoot bowls, at the RUC, stroll through parkland to the fabulous O'Connor shops with local favs including - Flatheads, The Duxton, Tu Do and the IGA. Stroll to the Braddon precinct, with its myriad of unique restaurants, bars, and boutique shopping experiences. Or let the kids bike ride, on the dedicated training tracks, within Turner Parkland. The home is also close to private and public schools, transport including light rail and the new metro city station, connecting you to the whole of Canberra. features..stunning three-bedroom townhouse arrayed across two levels. part of a boutique development of only 6. located at the end of the complex with no adjoining neighbours on three sides. sweeping open kitchen, dining, living, flowing to courtyard gardens on three sides. light filled with high ceilings. consistent soothing minimal palette of white on white with hints of silver and matte black accents. bamboo flooring. expansive kitchen with floating island and banks of soft closing storage including a customized pantry cupboard, stone benchtops, glass splash back and quality appliances from Miele. European laundry with stainless inset tub and cabinetry. under stair storage with customised joinery for glasses and bottles. timber stairwell with glass balustrade. stunning pendant with smoked glass spheres. master bedroom with walk-in-robe and ensuite. ensuite bathroom with toilet and bidet. two additional bedrooms with built-in-robos. all bedroom storage with melamine internal shelving and drawers. family bathroom with bathtub and separate toilet. both bathrooms finished with full-height tiling and vanities with stone countertops. additional powder room downstairs. LED downlights. carpet to upstairs rooms. large hall linen cupboard. flyscreens on all windows. honeycomb blinds upstairs. automatic roller blinds on all windows and doors downstairs. dog door. linking courtyard gardens with high privatising walls, mix of easy-care paving and synthetic grass. array of beautiful plantings including rhododendrons, azaleas, and lemon trees. ducted air conditioning. instantaneous gas hot water. double glazed aluminium windows. double garage with auto roller door and storage space. internal access. garden irrigation system. alarm and video intercom doorbell with hands free monitor. perfect central local, moments from the ANU and the CBD. easy stroll to independent eateries of O'Connor, Braddon and Lake Burly Griffin. moments from Haig Park. close to transport including the light rail FINE DETAILS (all approximate): Courtyard size: 121 m2 Lower living size: 77m2 Upper living size: 73m2 Garage size: 38m2 Build size: 188 m2 (approx.) EER: 5.0 Build year: 2018 Rates: \$\$2394 pa (investors only) UV: \$388,500 (2023) Admin: \$3,700 pa Sinking: \$648 pa Total: \$4,348 pa Rental opinion: \$900 p/wk