

60 Paterson Street, Ainslie, ACT 2602

home by holly

Sold House

Wednesday, 6 September 2023

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Bedrooms: 4

Bathrooms: 2

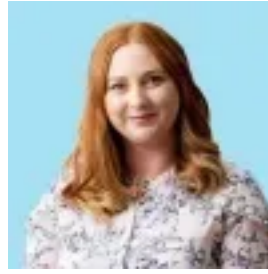
Parkings: 1

Area: 975 m2

Type: House



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\$2,415,000

#soldbyholly \$2,415,000 Billowing linen curtains, a dappling of playful light across soft white walls, casement windows capturing romantic garden vistas. Beautifully preserved period detailing- high intricate ceilings, picture rails, blackbutt floors, original heritage doors - is effortlessly combined with a dreamy, contemporary elegance. It's not hard to fall in love from the get go...the picture-perfect Georgian revival architecture, shady front porch presiding over manicured cottage gardens, pink camelias shining in the sunlight and storybook entry through clipped hedging, complete with weeping waterfall of blossoming cherry trees. This heritage, four-bedroom home has been lovingly restored and rejigged, creating an idyllic sanctuary, anchored in nature and an outdoor entertaining lifestyle. Resting on a tree-lined street overlooking Corrobboree Park and the local tennis club, the home is ideally placed within an arm's length of the city and walking distance to the bustling Braddon Precinct. Whisper quiet and otherworldly, the home entices with a wistful serenity, a welcoming family feel. Two generous bedrooms, each with original working fireplaces, grace the front of the home and capture resplendent garden views. Both are amenable to a family bathroom with skylight illuminating a freestanding tub. The master bedroom is composed within the helm, taking in the soft lawn of the rear garden. Flowing to Jack and Jill ensuite which opens to a fourth serene bedroom or ideal home office/parental lounge. The original hearth was uncovered and now houses a slow combustion wood fire. The old bricks exuding such grace and personality...a wabi elegance. Sunlit and atmospheric, the open kitchen, dining, living is the beating heart of the home. Northern light bounces off pristine white stone countertops and an array of casement windows frame a vignette of pretty camelias. There is a fabulous kitchen terrace, a real sun trap, perfect for a morning coffee amidst the potted kitchen herbs. And a breezy drift to outdoor lounge, gently shaded by pergola, strung with fairy lights merging to dedicated garden seating around a cosy firepit. A central deck is set and ready for alfresco dining and overlooks a painterly scene - a cornucopia of flowering plants, established trees. It is not hard to imagine the ongoing love story...conversations and laughter, the beautiful energy of shared time with family and friends. The home filled with flowers from the garden, gentle spaces for restoration and repose, an all-abiding mood of soulful enchantment. In one quiet corner of the garden, a therapeutic spa for unwinding, bubbly in hand, letting the troubles of the world drift away. A few steps from Corrobboree Park, and just a short stroll to Haig Park, the home is close to the bustling Braddon precinct and a hairbreadth from the CBD. Custodians of the cottages in the Corrobboree Park area, now a heritage precinct, share and preserve the rich gardens - integral to Walter Burley and Marion Mahoney Griffin's historic vision. It is not far to the much-loved Ainslie shops and there are excellent schools at hand. The home is close to the walking trails of Mount Ainslie Reserve and Haig Park. features..gorgeous heritage listed cottage in old Ainslie, opposing Corrobboree Park. lovingly restored and extended. high intricate ceilings, picture rails, original doors with heritage doors and brass handles, timber casement windows. ideally positioned whisper close to the Braddon precinct and the CBD. large corner block. four bedrooms and two bathrooms. storybook form with sweet front porch perfect for an afternoon glass and crisp white casement windows. perfect northern orientation to open plan kitchen, dining, living. wonderful flow to multiple outdoor alfresco arenas including kitchen patio, deck and outdoor lounging beneath pergola. two generous sized bedrooms with garden views and built-in-cabinetry. master bedroom with ensuite bathroom, ample built-in-cabinetry and underfloor heating. ensuite bathroom with rain shower and marble topped basin. fourth bedroom or home office with built-in-cupboard. large family bathroom with skylight welcoming a soft light, double marble topped vanity, freestanding tub and rain shower. beautiful kitchen with stone countertops, ample storage, 90cm Smeg oven and induction cooktop, rangehood, recessed double porcelain sink and casement windows framing pink flowering camelias. large internal laundry with loads of storage and recessed porcelain tub. blackbutt timber flooring. woollen carpet to bedrooms. mix of roman blinds, linen curtains and plantation shutters. instant hot water. ducted gas heating. evaporative cooling. slow combustion fireplace set in original brick hearth. maintenance free heritage style fencing. manufactured timber/easy maintenance decking. private driveway entry from Chaffey Crescent to garage. therapeutic spa. quaint period garden shed. immaculate wrap around gardens with a cornucopia of mature plants and trees including pittosporum hedging, silver birch, weeping cherry, pink and white camellias, wall of star jasmine, hawthorn, box hedging, bulbs, crab apples, crepe myrtles, blue and white hydrangeas, roses, Japanese maples and raised vegetable beds. 3 water tanks with combined 12000 litre capacity FINE DETAILS (all approximate): Land size: 975 m2 Build size: 178 m2 (approx.) EER: 4.0 Zoning: RZ1 Build year: 1926 Last renovated: 2017 Rates: \$5,903.02 pa Land tax: \$11,157,48 pa (investors only) UV: \$1,163,000 (2023)