

67 A'beckett Street, Watson, ACT 2602

home by holly

House For Sale

Saturday, 2 March 2024

67 A'beckett Street, Watson, ACT 2602

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 911 m2

Type: House



Jenny McReynolds
0491850701



Cris OBrien
0409308038

Auction 9.30am Saturday 23 March

The design of this dwelling is an exercise in restraint, playing with space and light! The house retains a humble footprint, but stepping inside, it opens up. The cathedral ceiling, exposed hardwood trusses, skylights and floor-to-ceiling glazing all contribute to a sense of space. There are no hallways, nothing superfluous. Every feature has a place and serves a function. Furniture placement and lighting can transform and adapt the space to changing needs of residents. The galley kitchen is, literally, an extension of the open living area. Stainless steel industrial units – practical and adaptable – sit harmoniously in a domestic setting. Juxtaposing cool, low maintenance units is a generous wall of storage with warm timber sliders. A place for everything. The same design ethos continues in the bathroom. Simple, sensible wet/dry areas, unique raised tub, toilet combined with basin. Three peaceful bedrooms curve around the second living area, all with composed garden vistas. Soft eucalypt greens meet polished floorboards. While skylights highlight the lofty void above the second living area, the bedrooms retain lower ceilings to cocoon and provide respite. The choice of material throughout is a nod to Canberra bush and ex-Govie heritage. Canberra red bricks, particle board and some original fixtures are creatively repurposed. Expansive fenestration invites eyes to the generous backyard and beyond with a magnificent black locust tree being the focal point of the backyard. Under its shade is a large, high-ceiling studio/office/teenager's retreat, with substantial storage area at one end. Enjoy the offerings from mature fruit trees, buzzing bees and a long view across the lawn. A screen of native trees in the front yard combines connection to the street lined with oaks and privacy. Watson is one of Canberra's best kept secrets – easy access to good amenities while still retaining the vibrant, friendly vibe of an established community. A'Beckett Street is definitely one of the most charming streetscapes in Watson. Enjoy great coffee at The Knox, catch-up on neighbourhood news at Watson Takeaway or dine out at the cheery Filipino eatery, Lola and Lola. A mix of private and public schools are nearby. The house has direct access to walking trails on Mt Majura through a series of parks, with a micro forest in the park on its doorstep; and only a five minute walk to lightrail connecting CBD and beyond. Features: sensitively renovated three-bedroom ex-Govie tucked away in its own private oasis. light filled, airy with seamless connection to the outdoors. flexible internal configuration that easily adapts to changing needs and seasons. cathedral ceilings with exposed hardwood trusses. welcoming foyer with tactile varnished particle board and open shelving for display. north facing open living, dining and kitchen with flow to the landscape on two sides. stainless steel kitchen modular units combined with bespoke timber pantry. bathroom with floor to ceiling tiles combined with warm timber, glass bricks and raised tub. second living area with long view of lawns and garden. three peaceful bedrooms with leafy outlooks. internal laundry space (plumbing also provided in three additional places for flexibility). instantaneous hot water. gas heater. ceiling fans. house is wired with a three phase electrical connection. large studio/office with high ceiling, concrete floor and glass sliders opening onto the garden – excellent separate storage to one end. tandem double carport. grape twined pergola off main living area. surrounded by lush private gardens with established fruit trees, natives and a magnificent black locust tree. vibrant, community-minded neighbourhood. 3-min stroll to the Watson shops. 5-min walk to lightrail stop. 20-min walk to the buzzing Dickson shopping/dining precinct. Farmer's Market at EPIC a hop and skip away – join the weekly Saturday ritual buying your fresh produce. parks, micro forest and nature reserves at doorstep. excellent selection of schools. one of a kind home is a must to be seen to be appreciated. EER: 1 Land Size: 911m² approx. Land Value: \$854,000 Rates: \$4,417 approx. per annum