

67 Higinbotham Street, Watson, ACT 2602

home by holly

Sold House

Saturday, 18 November 2023

67 Higinbotham Street, Watson, ACT 2602

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



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\$1,406,000

#soldbymcreynolds #soldbycris \$1,406,000A beautiful remodel of a 1960s ex-govie sees walls removed and additional spaces added to create a gorgeous light filled family home, that expertly combines old and new. Delightful contemporary spaces flow effortlessly to alfresco living, soft lawns and established fruit trees. Resting in the heart of Watson on a leafy street, this impressive three-bedroom, study plus ensuite home is a few steps from the Andrews Street playground, Rosary Primary School, the Australian Catholic University and only a short walk from the buzzing Watson shops and Majura Primary School. The coveted locale extends a blissful quiet while being excellently placed for public transport, including the light rail. The expansion includes a large open kitchen, a new master wing with ensuite, additional large bedroom and two decks. The history of the home has been nicely preserved with its classic mix of red brick, tiled roof and timber panelling, this is painted a lovely deep blue. Wide timber steps frame the front deck and there is the impressive over-sized front door in soft oak. A private driveway ushers to a gated single carport, softened by Monet's Blue – a climbing vine with eye-catching blooms. Within bamboo flooring flows underfoot and a neutral palette is brightened by handmade grey tiling. The French Provincial kitchen is all elegant country, with decorative cabinetry, timber worktops and recessed porcelain sink. The kitchen flows into the dining and living area creating a nice sociability, fostering family togetherness and easy entertaining. Clever storage takes care of clutter and includes a full-height pantry and simple laundry alcove. The floating island anchors the space and takes in views to the landscape via double glazed French doors that can be flung open to the sunny deck. There are so many thoughtful design features that create spaces for repose and creativity. We love the library nook with its open shelving calling for books and the home office enveloped in soft daylight from the large remote controlled skylight. The new master wing with luxurious ensuite and walk-in-robe creates a quiet retreat for parents. Two additional bedrooms, both with robes centre around a family bathroom. The second bedroom is sequestered by the library nook and flows to the ornamental grapevine covered pergola and deck. Both bathrooms share the same moody slate grey interiors, with floor to ceiling tiling and shade variations, mimicking natural rock. The family bathroom has the added luxury of a full-size relaxing tub. It's all about being together, lazy weekends, relaxed impromptu gatherings and enough space on the back deck for sun lounging with a great book, or an evening glass as the sun sets. Celebrations naturally drift to the alfresco arena, the table set for plenty and the kids playing beneath the peach trees and Chinese lantern tree. On cooler evenings you can gather around the firepit, toasting marshmallows beneath the stars. Outside a studio/workshop is multi-purpose and fit for yoga, a gym or artistic pursuits and opens fully to the leafy garden, with vintage barn doors inset with bevelled glass. Watson is a vibrant, inner-north suburb with great community vibes, a fabulous local shopping centre, the micro-forest, plus plenty of playgrounds and parks and is surrounded by natural reserves. Enjoy great coffee, a fabulous pizza at The Knox, or dine out at the Filipino eatery, Lola and Lola. It is not far to the Dickson shops, host to an array of international cuisines. Majura Nature Reserve is nearby, and the home is an easy drive to the Braddon precinct, ANU and the CBD. The home is also convenient to a mix of private and public schools and close to transport, including the light rail, linking you to the metro city station. features..beautifully renovated and extended home in the sought after inner north suburb of Watson.three bedrooms, two bathrooms, office and library nook.study with remote controlled openable skylight with black out remote controlled blind and rain sensor.open plan kitchen, dining and living flowing to the deck and garden.French provincial kitchen with timber worktops, floating island, full-height pantry, laundry nook, recessed porcelain sink, handmade grey tiling, Bosch induction cooktop, rangehood, Westinghouse wall oven and microwave oven, Bosch dishwasher.all electric appliances.library nook with open shelving and storage cabinets.bedroom two with built-in-robe and glass sliders opening to the grape twined pergola and deck.sun awning above sliding doors in bedroom two.bedroom three with built-in-robe.master bedroom with walk-in-robe and ensuite with under floor heating.family bathroom with full sized tub and rain shower.engineered bamboo flooring.woollen carpet.double glazing.upgraded ceiling insulation and underfloor insulation.honeycomb blinds .solar array 8.58 kw system with additional energy monitor, installed approx. two years.reverse cycle heating and cooling.two reverse cycle split air conditioning units.led lights.electric hot water is timed to maximum use of solar power.oversized front door – easy for furniture removal.private driveway with gated carport.native front gardens and deck.large fully fenced rear garden with soft lawn, mature fruiting trees, raised veggie garden patch, paved alfresco area with firepit and a chook pen.workshop/studio or gym with sliding barn doors opening to the garden.two garden sheds.close to the local Watson shops, parks, micro-forest transport and schools including the Australian Catholic University.easy drive to the Dickson and Braddon Precincts plus the CBDEER: 3.5Rates: \$4,179 approx. per annumLand Value: \$804,000Land Size: 715m2

approx.