

7 Lochee Place, Stirling, ACT 2611

LUTON

Sold House

Friday, 19 April 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1066 m2

Type: House



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If you are looking for a home that is unlike any other on the market, this striking architecturally significant Louis Poxleitner designed and constructed residence is a hallmark example of his distinctive solar passive ethos and sure to impress even the most discriminating of purchasers. Located in arguably Stirlings's premier street and brilliantly sited on a large level 1,066sqm land parcel taking full advantage of its stunning northerly aspect, this finely crafted 1980's classic is characterised by a bold use of angular shapes, sweeping raked ceilings, earthy natural materials and dramatic full-length windows along with an extensive use of exposed timber beams and brick feature walls throughout. Set on one spectacular level with a floor area of approximately 239sqm, this remarkable home boasts two sprawling open-plan formal and casual living spaces - the first providing an enormous lounge and dining area with impressive fireplace and the other offering a large slate-tiled family and casual meal area overlooked by the centrally positioned kitchen. Stunning green garden aspects are available from every room and spoiling you with choices for alfresco entertaining are the front and rear pergola sheltered terraces - one with a glorious northerly poolside aspect and the other set amongst the secluded rear fernery. An extraordinarily versatile extension with its own entrance was added to the home in 2003 presenting a multitude of potential use options such as rumpus room, home theatre, grandparents retreat, 4th bedroom, art/music studio, home office, student's residence or simply an additional living space. The segregated main bedroom has its own ensuite bathroom and generous sized walk-in wardrobe. A truly unique offering to the Weston Creek market, 7 Lochee Place is ideally positioned in one of Weston's most desirable streets, moments from all of Canberra's outstanding amenities and presents the fortunate new owner an enviable lifestyle opportunity.

FEATURES INCLUDE:-

- * Level 1,066 sqm land parcel in prestigious cul-de-sac location
- * Classic solar-passive home designed and built by renowned architect Louis Poxleitner
- * Brilliantly sited on the block to take full advantage of the ideal north aspect
- * Single level four bedroom residence of approximately 239 sqm
- * Pebble-lined lagoon-style in-ground swimming pool with upgraded filtration system
- * Slate-tiled entrance foyer
- * Huge open-plan living/dining areas with feature brick fireplace
- * Centrally positioned kitchen with generous bench space, step-in pantry and atrium window with leafy fernery outlook
- * Large slate-tiled family room and casual meals area leading out to both the poolside terrace and private rear courtyard fernery
- * Extensive use of raked ceilings, exposed timber beams and brick wall reveals
- * Segregated main bedroom with ensuite bathroom and walk-in wardrobe
- * Two way main bathroom offers a separate shower recess, full bath and an individual WC with hand basin
- * Guest bedroom wing with direct access to the main bathroom and its own separate entrance
- * Enormous walk-in wardrobe/storeroom off 4th/guest bedroom
- * Built-in wardrobes to bedrooms two and three
- * Freshly re-painted interiors
- * Individually-zoned in-slab heating plus four strategically positioned split-system reverse-cycle air-conditioners for year-round climate comfort
- * Large separate laundry room with external access
- * Superb established gardens with extensive paved areas, rain-forest like pathways and a wide array of exotic plantings
- * Large secluded rear yard with easy-care artificial lawns
- * Detached double garage accessed via wide brick-paved driveway with ample additional off-street parking

NOTES FROM THE CURRENT OWNER:- Lochee Place is affectionately known as "Stirling Heights" and No 7 is totally private; with two high solid gates - certainly not a pretentious "street appeal" house! The home is sited on a large level block with a pebble-lined in-ground swimming pool, double lock-up garage, beautiful gardens with varied planting and two garden sheds - one stacked with wood and one for gardening requirements. During our almost thirty year ownership, the house's heating/cooling was upgraded, the open fireplace replaced by a wood-burning stove; and the whole house has had all air leaks sealed, significantly improving the heating cooling efficacy. All windows without drapes have been double-glazed. Adding to the home's versatility and appeal, a large architect-designed room and adjacent storeroom has been built onto the original home next to the main bathroom resulting in a residence with two separate bedroom/ bathroom wings and two large living spaces separated by the kitchen. This double-ended design is ideally suited for a family with separate interests, an adult child still living at home, older grandparents, etc. Indeed a special and much-loved home!