

**8 Burnside Street, Watson, ACT 2602**

home by holly

**House For Sale**

Thursday, 8 February 2024

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**Bedrooms: 4**

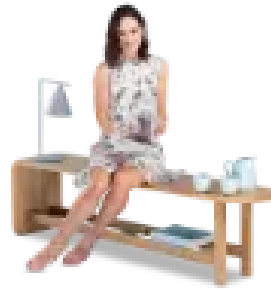
**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Sally Strang + Ash Costello  
0491850701



Ash Costello  
0491850701

## Auction 10.00am Saturday 2 March

Perfectly placed on the block for maximum privacy and solar orientation, this original inner north ex-govie has been lovingly transformed, expertly combining the old and the new to create a delightful family home. Living areas flow deck side, extending the home into the garden, engendering a wonderful indoor-outdoor connection. The home is screened by lovely native gardens and rests on a quiet street, close to parkland, schools and the much-loved local shops. The form is an endearing mix of Canberra reds, crisp white windows with a pop of panelled detailing. A driveway ushers to a gated carport, while upfront and central, crushed granite creates a circular drive, gifting a multitude of off-street parking options. A flagstone path wends past fruiting feijoa, bottle brush, cooling well of soft lawn and magnificent white flowering pompom tree. The simple front porch is scented by hedge of jasmine and ushers to a welcoming timber and glass front door. Two spacious living areas congregate around a central kitchen, lending a winning combo of separateness and connectivity. The front living space is an elegant parental refuge, informed by a leafy garden privacy and warming ingress of sunlight. The kitchen itself is a laid-back circular hub, with ample storage including a walk-in-pantry and sleek stainless-steel appliances. The traditional cabinetry is simply finished in minimal neutrals, while cheerful egg blue tiling features above the countertops. The previous owners have lovingly removed layers of paint to reveal the rich brickwork of the original chimney, within the spacious second living/dining. A wall of glazing maximises the presence of the garden while the open flow to decking doubles the space. This versatile and robust room is at once perfect hang-out area for the kids and elegant entertainer for the whole family. Three sunny bedrooms centre around a beautiful new family bathroom with deep relaxing freestanding tub that floats on a sea of white marbled tiling. We love the fine detailing - recessed shelving, warm timber shelving, stunning feature wall in a union of grey and blue. There is a luxurious rain shower and the convenience of a separate toilet. A European laundry is neatly hidden behind large sliders as you make your way to the master suite, so nicely sequestered at the end of the home. French doors can be flung open, welcoming both cooling breezes and botanical vista within. There is a place for everything within the large walk-through-robe that flows to the ensuite bathroom, concordantly finished in white on white with pops of timber and calming slate blue. There is an interesting layering of spaces within the private gardens, as elevated decking steps down to paved fire-pit arena. In one corner a barbecue, built with Canberra reds, takes care of alfresco cooking. Think wood fired pizza or Sunday roast baking in the outdoor oven, the table set for plenty, kids playing and tumbling on the smooth lawn. Pink flowering oleander, rosemary, climbing passionfruit and raised vegetable beds create a visual softness and proffer a bounty of blooms and edible produce. Watson is a vibrant, inner-north suburb with great community vibes, fabulous local shops, plenty of playgrounds and parks and is surrounded by natural reserves. Enjoy great coffee, fabulous pizza at The Knox, or dine out at the Filipino eatery, Lola and Lola. The home is a few steps from Watson Oval and Simpson Street Playground. It is not far to Dickson shops, host to an array of international cuisines. Majura Nature Reserve is nearby, and the home is just a stone's throw from the Braddon precinct, Ainslie shops, ANU and the CBD. The home is also convenient to a mix of private and public schools, close to transport, including the light rail, linking you to the metro city station and the whole of Canberra. features..beautifully renovated and extended four-bedroom home in coveted Watson. high ceilings and light filled. two living areas and two bathrooms. front living area with timber floating shelves and reverse cycle AC unit. large central kitchen with banks of storage including walk-in-pantry, Smeg wall oven, gas hob and stainless-steel dishwasher. second living combined dining flowing to large deck and garden. gas heater set against original red brick chimney within second living area. private sleeping zone separated by hallway with door for additional privacy. bedroom one and two with mirrored built-in-robos and garden aspect. bedroom three with leafy views. stunning new family bathroom with freestanding tub and rain shower. master suite with French doors that open to deck and garden. walk-through robe to ensuite bathroom with rain shower. fan and reverse cycle AC to master bedroom. plush charcoal carpet to all bedrooms. Roman blinds. easy-care timber-like laminate flooring to social arenas. freshly painted. downlights throughout. two instant hot water systems. large merbau timber deck with elevated views across established gardens. paved firepit area. charming barbecue area in Canberra reds with pizza/roast outdoor oven. low maintenance established gardens with shady trees, soft lawns, natives, fruit trees and raised vegetable beds. single carport with auto roller door. circular driveway. spacious and hidden side utility area. water tank. easy stroll to Watson shops, local schools and the Farmer's Market at EPIC. close to Ainslie shops, parks, transport and schools including the ANU. whisper close to the Dickson and Braddon Precincts and the CBD. block size 664m2. living size 156m2. eer 1