

8 Goble Street, Hughes, ACT 2605

House For Sale

Thursday, 6 June 2024



8 Goble Street, Hughes, ACT 2605

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 783 m2

Type: House



Glen Kingston
0262824488

By Appointment Only

Architect Neville Ward was a Canberra Architect widely recognised for his work as part of the design team for the Sir John Sulman award-winning Canberra Olympic Pool. He is known for a collection of visionary modernist homes full of ingenious details. 8 Goble Street is a perfect example of his exemplary work, designing this house originally for an academic family. With its simple rectangular planning, textural use of brick and Tyrolean render finish with expansive floor to ceiling windows facing the arboretum and capturing the warm North westerly sun. The house is balanced with oversized eaves to shield the summer rays whilst keeping the house cool with cross ventilation design. It's current homeowners have lovingly renovated and updated this family home so it may be enjoyed for many years to come. This is a rare opportunity to live in a beautiful home filled with soft gentle light, views of stunning sunsets over the arboretum and peaceful neighborhood. Hughes is an established and central inner suburb of Canberra. 8 Goble Street, is within walking distance to Hughes Primary School, short drive to Woden Town Centre, The Canberra Hospital, Alfred Deakin High School and Canberra College. 5-minute drive to Yarralumla Shops and only a 10-minute drive to the Canberra City. A highly desirable and tightly held suburb renowned for its small friendly neighbourhood and inner south location between Deakin and Garran. FEATURES: * 1963 Fully renovated Mid Century Modern Architecture by celebrated Canberra Architect Neville Ward. * Brand new custom double glazed, Low E, thermally broken Architectural Window Systems by ViewCo all throughout. * Winner of HIA Kitchen of the Year by award winning crown kitchens and joinery and featured in Inside Out magazine. * Main Bedroom custom joinery with solid oak handles, calacutta vagli oro marble dresser. * Double Brick Construction. * 4 Star Energy Efficiency Rating * 3 bedrooms with custom built Joinery, two living areas. * Brand New Zealand wool carpets in all bedrooms. * Kitchen Includes premium finishes; Qasair rangehood, Gaggenau Oven. * Bench tops-Quantum quartz, large marble splash back. * Franke sink and Armando Vicario pull out tap. * Authentic designer light fittings by Gubi, George Nelson, Artemide, Eames. * Harpers and Sandilands royal oak limed and smoked floating floorboards. * Freestanding bath in the bathroom with floating shelf by Thor's hammer. * Underfloor heating in bathroom. * Separate Laundry with Caesarstone bench top and custom joinery. * Hydronic heating all throughout the house with gas boiler. * 2 x reverse cycling air conditioning. * Brand new custom linen curtains throughout the house. * Outdoor undercover entertainment area. * Easy care professionally landscaped native gardens, cubby house & sandpit. * Outdoor Finnish Spruce SAWO sauna from Finland. * Extensive open grass area * Sandstone paving * Double lock up garage and workshop * Double Carport * Elevated views of the Arboretum STATISTICS: * EER: 4.0 * Living: 137m² * Land Size: 783 m² * Land Value: \$1,140,000 (2023) * Rates: \$5,677 * Land Tax: \$10,680 Only if Rented * Car Port: 36m² * All specifications approx