

8 Hood Place, Watson, ACT 2602

Sold House

Friday, 2 February 2024

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Bedrooms: 3

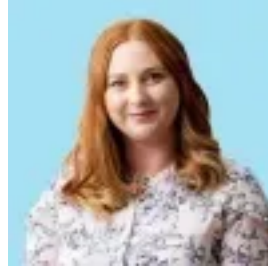
Bathrooms: 1

Parkings: 1

Type: House



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\$1,090,000

#soldbyholly \$1,090,000 This sunny home is characterised by expansive glazing, a neutral palette, pops of honeyed timber and a seamless connection between indoor and outdoor spaces. A contemporary remodel has created a wonderful, laid-back family home that champions both connection and repose, while honouring the unique history of this charming ex-govie. Resting on a quiet loop street, overlooking parkland, this three-bedroom home, is an easy stroll to Majura Primary School, Billabong Pond and Simpson Street Playground. The home is also moments from EPIC, Watson shops and the Dickson precinct. The coveted locale extends a blissful quiet while being excellently placed close to reserve, cafes and the buzzing night life of Braddon and the CBD. The home sits back behind pretty gardens, the original façade enhanced by a vine draped pergola that floats above a spacious timber deck. Garden paths usher past a riot of texture and colour as a mix of mature trees and flowering perennials shelter and shade. The house is an appealing combo of red brick, charcoal trim including timber panelling and rows of square windows, which is typical of the era and the ever-popular modernist form. The minimalist white kitchen combines banks of storage with light worktops and an excellent spatial array that makes the most of every inch of space. There is a wonderful sociability and plenty of room at the breakfast bar, fostering family togetherness and allowing small hands to help out with meal prep. The kitchen flows to a vast combined dining and living space with walls of glass sliders that forge a distinctive link to the garden. Light is welcomed on two sides and the room is enhanced by the ever changing moods and colours of nature. The easy drift to sheltered deck is perfect for both quiet relaxation and robust entertaining. Three peaceful bedrooms capture leafy garden views and centre around a family bathroom and separate toilet. The master bedroom has a built-in-robe for seamless storage and a large picture window overlooking the soft green lawns, assemblage of mature fruiting trees. Red paths usher past lawns to secret garden nook, set with garden bench and ideal for taking in the sunshine, stealing a moment of peace. We love the country vibe of the corrugated garden garage/shed, painted a cheerful barn red. Layered decks float above the well-tended lawns, the whole arena just right for lazy weekend gatherings. Think long lunches merging to evening, perhaps a game of impromptu cricket with the kids as the sun fades. 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 Majura Primary School, Simpson Street Playground and Watson Woodlands. 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 three-bedroom home in coveted Watson. enveloped by mature leafy gardens. pergola covered front deck. light filled and spacious. large modern kitchen combined meals. easy-care timber vinyl flooring. banks of white cabinetry for storage and stainless-steel appliances. generous combined dining and living flowing to deck and private rear gardens. living areas and bedrooms softly carpeted . ceiling fans. three bedrooms all with leafy garden views. master bedroom with built-in-robe. crisp white family bathroom and separate toilet. ducted gas heating and evaporative cooling. north facing backyard. easy care/low maintenance gardens . secure backyard. layered decks overlooking expanses of soft lawn, mature fruiting trees. private driveway ushering to single garage and storage shed. carport with roller door and single garage. surrounded by green spaces including woodlands and reserve. walking distance to local Watson shops. moments from the Braddon and Dickson precincts . handy to local schools, transport including the light rail, whisking your straight to the CBD. FINE DETAILS (all approximate): Land size: 694 m2 Living size: 117 m2 (approx.) EER: 2.0 Zoning: RZ1 Build year: 1964 Rates: \$4,207.78 pa Land tax: \$7,609.32 pa (investors only) UV: \$807,000 (2022) Rental opinion \$730 p/w