

9 Brigalow Street, O'Connor, ACT 2602



House For Sale

Tuesday, 30 April 2024

9 Brigalow Street, O'Connor, ACT 2602

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 824 m2

Type: House



Michael Braddon

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Auction

Offered for sale for the first time in 30 years, this beautifully renovated and adored 1953 Canberra Red Brick home stands as a testament to family life and the creation of lasting memories. Its prime Inner North location ensures you are just minutes away from the Canberra Centre, Lyneham and O'Connor Shops, Tilleys, The Duxton, and a choice of local schools, including St Josephs, Turner Primary, Lyneham Primary and High, plus Daramarlan and Merici Colleges. Spread across multiple living areas with private front and rear decks and a solar heated inground swimming pool, this home serves as both a hub for entertaining loved ones and a tranquil retreat for unwinding in solitude. Stepping inside, you are enveloped by the character and warmth that define this home, a place that has been lovingly cared for and renovated by its current owners, while still retaining the European charm imparted by its original Austrian owner. The north-facing open plan living room is complete with high 2.7-metre ceilings, and a Blue Stone open fireplace built by award-winning Canberra Arboretum stone masons. Throughout the home, extensive use of timber, including spotted gum solid wood flooring and decks, creates an inviting atmosphere. A modern extension adds further functionality with three new bathrooms and a kitchen, complementing the four bedrooms and loft/mezzanine, all featuring built-in wardrobes and ample storage space. Notable features include a spacious master bedroom with a Jetmaster open fireplace, walk-in robe, ensuite and double doors leading to the front deck, plus a second living/guest bedroom with ensuite and garden access. Outdoor amenities abound, including expansive decks, a lush rear garden with a timer sprinkler system, an inground swimming pool with solar heating, and a bespoke stone firepit. Additional highlights include a vegetable garden, drive-through front garage and electric gate leading to an enormous rear garage and work shed, which could be transformed into a home gym or teenager's retreat. This home epitomises the perfect blend of comfort, convenience, and charm, offering a serene retreat within reach of all that the bustling and highly sought Inner North has to offer.

Features-
Prime location- Four bedrooms, three bathrooms- Loft/5th bedroom with walk in robe & day bed- North-facing living with high ceilings and custom Blue Stone fireplace- New kitchen with gas cooktop, electric oven and Bosch dishwasher- Velux skylights- Ducted heating- Huge wooden floor to ceiling north-facing windows to private garden and deck- Original timber sash windows to front - Large amount of storage- Enormous front and rear decks- Established garden with timer sprinkler system to rear garden- Two water tanks- Inground swimming pool with solar heating- Bespoke outdoor stone firepit and seating- North-facing pet enclosure- Vegetable garden- Large work shed that could be transformed to gym/teenager's retreat- Easy walk to bushland of O'Connor Ridge and beyond to Bruce Stadium- Wetlands, O'Connor Tennis courts and bike path to Civic, Dickson on doorstep- Walking distance to local primary schools: Lyneham, St Josephs and Turner - Local secondary schools, Lyneham Merici and Daramalan, within 3km radius- 2.5km to ANU, University of Canberra and North Canberra Hospital - Easy stroll to Lyneham or O'Connor Shops, and Tilleys or The Duxton

Size Residence: 172m² Loft/attic: 20.69m² Garage: 20.69m² Metal garage: 34.13m² Total: 247.51m² **Cost breakdown** Rates: \$1,294.52 p.q Land Tax (only if rented): \$2,410.75 p.q Potential rental return: \$980 - \$1,050 p.w This information has been obtained from reliable sources however, we cannot guarantee its complete accuracy, so we recommend that you also conduct your own enquiries to verify the details contained herein.