

# 9 Kernot Street, Dickson, ACT 2602

home by holly

## House For Sale

Friday, 15 March 2024

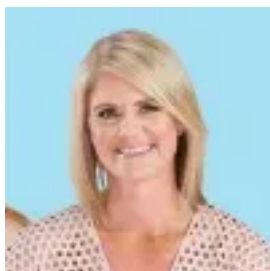
9 Kernot Street, Dickson, ACT 2602

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Holly Komorowski  
0491850701



Tenille Paul  
0491850701

## Auction 10:30am Saturday 6 April

There is something precious about the original 60s architecture – timber French doors, high ceilings, brick fireplace and banks of casement windows that welcome the beautiful Canberra light. Cool white walls showcase the mid-century appeal, as vintage light fittings softly illuminate the generous balance of social spaces. The weeping habit of a magnificent Japanese Pagoda tree informs the frontage, with its feathery softness and delicate shading. The classic red brick form with crisp white eaves and windows, shyly emerging from clipped pink flowering camelias. The home flanked on two sides by long private driveways, providing plenty of off-street parking. There is a large carport ushering to a brick garage, with immediate access to the private back yard. The leafy locale of this sweet, three-bedroom house places you front and central within the dynamic inner-north. Whisper close to the Dickson and Braddon precincts, the much-loved Ainslie shops, and the CBD, the home is surrounded by green spaces, including wetlands, playing fields and Mt Ainslie Reserve. Entry is via a cooling fernery and sheltered front porch that prevails over the deep frontage, the soft green lawn and sheltering tree. The front living embracing the private garden room, with its drift porch side. The original fireplace set with gas heater is a warming focal point, the whole room feeling at once, deeply private and open to nature. We love the carved detailing that embellishes the kitchen cabinetry and the delicate dotting of feature tiles, with their colourful floral emblems. The galley style design, making the most of every inch, gifting ample storage and all with big views across the tranquil rear gardens. There is a wonderful open sociability to the adjacent dining room with its circular flow to living space, and a nice flow to outside, sheltered alfresco dining. Three peaceful bedrooms are nicely sequestered to the front of the home with signature timber windows capturing all the glory and light of the surrounds. The master bedroom has a wall of mirrored robes, edged in gold to match the yellow autumnal hues of the Pagoda tree. The second bedroom has built-in-storage and leafy views. While the third bedroom can be opened to greet the living space, or closed via sliding doors, making it fit-for purpose as a spacious home office. Next door, a neat family bathroom is finished in crisp white, floor-to-ceiling tiling, with marbled counters and a ton of storage. A sheltered alfresco alcove is informed by a trickling water feature and the calming presence of the leafy back gardens. To one side a bright and light addition could easily be utilised as a garden studio, with kitchenette/laundry, bathroom, living and bedroom. There is a ton of storage and a lovely openness to sunshine and green lawns. Dickson is a sought-after village, known for its central locale within the dynamic inner-north. Resting at the foothills of Mt Ainslie, surrounded by green spaces, it has a relaxed village vibe. It is an easy stroll to the famous Dickson precinct for shopping and choice of international cuisine. The wetlands and Dickson playing fields are close to hand and there is a choice of public and private schooling. Close to transport, and the famous Ainslie shops, the home, is also just a stone's throw from the dynamic Braddon precinct, the CBD, and the ANU.

features..charming three-bedroom home within coveted Dickson. resting on a quiet tree-lined streets in the heart of the dynamic inner north. light and bright and brimming with vintage features. sunny living area flowing to private front porch via timber French doors. open flow to dining space and galley style kitchen. kitchen with sweet blue worktops and banks of storage, including small appliance bay and large pantry, wall oven, gas hob, rangehood and dishwasher. master bedroom with wall of mirrored-robes and large windows capturing the weeping Japanese Pagoda. second bedroom with leafy views and built-in-robe. third bedroom with sliding doors that can be opened or closed for privacy, making the space an ideal home office. family bathroom with floor-to-ceiling tiling, bathtub, marbled counters and lots of storage. internal laundry with separate toilet. large paved and sheltered alfresco dining area. separate garden addition, with potential for studio or teen-retreat with kitchenette/laundry, bathroom, living and bedroom. lovely private rear garden with soft lawn, water feature and beautiful plantings. two garden sheds. handy to Dickson Wetlands, Playing Fields and Mt Ainslie Reserve. close to transport and a variety of schools and colleges. close to Ainslie shops, Dickson and Braddon precincts, the ANU and the CBD

**FINE DETAILS (all approximate):** Land size: 643 m<sup>2</sup> Build size: 104 m<sup>2</sup> (approx.) EER: 0.5 Zoning: RZ1 Rates: \$4,626.87 pa Land tax: \$8,491.88 (investors only) UV: \$877,000 (2023)