

# 90 Boldrewood Street, Turner, ACT 2612

## Sold House

Friday, 11 August 2023

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**Bedrooms: 4**

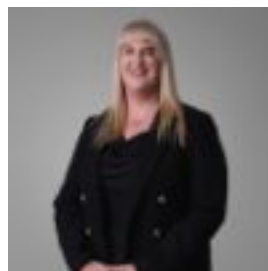
**Bathrooms: 3**

**Parkings: 4**

**Type: House**



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## Contact agent

Nestled in the tranquil, leafy suburb of Turner, this magnificent 1948 Circa home is a true gem awaiting its next loving family. A hidden oasis, it sits behind an established hedge and lush garden, offering unparalleled privacy from the moment you step through the gate. This home embodies grandeur with high ceilings, ornate cornices, and an atmosphere of spacious serenity. As you enter through the original glass door, you're greeted by an inviting entry foyer. To the left, discover the formal lounge with a gas heater, featuring stunning windows that bathe the room in sunlight. Flowing seamlessly, it leads to a formal dining area or a flexible family lounge. Glass doors offer the option for privacy. Step up to the expansive kitchen and family living area. Featuring stone benches, soft-closing cupboards, and ample storage, it's a perfect space for preparing meals while enjoying the company of loved ones. The kitchen is equipped with a Bosch dishwasher, a sizable gas cooktop, and an electric Belling oven. A unique touch is the built-in fish tank. Sliding doors connect to the outdoor entertainment area, perfect for alfresco dining and Sunday BBQs. The hallway leads to three generous bedrooms, all with built-in robes. Two bedrooms share a connecting bathroom. A separate study space, a family bathroom, and a spacious laundry with external access complete this wing. The master bedroom, situated for ultimate privacy, offers an oversized sanctuary with a walk-in robe, ensuite, and access to an outdoor patio. Enjoy a blend of stunning timber floorboards, plush carpets, and elegant tiles. Additional features include plantation shutters, blinds, ceiling fans, gas ducted heating, and evaporative cooling for year-round comfort. This beautiful family home sits on an impressive 1,449m<sup>2</sup> block. It includes a garage with internal access, a water tank, an outdoor fishpond, and even a chicken coop! The spacious yard beckons for family growth, pet companions, recreational activities, and gardening adventures. Located in the highly sought-after suburb of Turner, you're within proximity to local O'Connor shops, charming dining options like The Ruc and The Melted Van, schools, and parks. Walk to ANU, and a short drive takes you to Canberra's heart. With easy access to Braddon, the City, Dickson, O'Connor, and all local amenities, this property is a golden opportunity you won't want to miss. Embrace classic charm, modern comforts, and the perfect location for your family's dream home. Arrange a viewing today and discover your new oasis in Turner!

**Features:**

- Open-plan living
- Plantation shutters
- Ceiling fans throughout
- Expansive glass sliding doors
- Gourmets delight kitchen with ample storage
- Display cabinetry in the kitchen
- Tiled flooring in kitchen and dining
- Bosch dishwasher
- Stone benchtop
- Belling 900mm cook centre dual fuel glass range cooker
- Built-in fish tank
- Multiple living areas
- Walk-in pantry
- Gas heater in living room
- High ceilings
- Quality timber flooring in living areas
- Huge laundry with external access
- Main bathroom with shower-bath
- All bedrooms with built-in robes
- Study/office space
- Multi-entrance bathroom
- Main bedroom with walk-in robe and sizeable ensuite
- Display window with fishpond
- Gas hot water
- Gas heating and evaporative cooling
- Double-glazed windows along the front of the home
- Powder room
- Formal seating area
- Drive through to carport x2
- Large chicken coup
- Water tank
- Secure fenced property
- Private back courtyard
- North facing
- Single garage with internal access
- Established gardens

**Essentials:**

- Living area: 270.74m<sup>2</sup> approx.
- Block size: 1449 m<sup>2</sup> approx.
- Garage: 24m<sup>2</sup> approx.
- Rates: \$8,558.91
- Land tax: \$15,622.97
- Age: 1948
- Expected Rental return: \$1,150.00 to \$1,250.00 per week.