

91b Canopus Crescent, Giralang, ACT 2617

home by holly

Sold House

Friday, 20 October 2023

91b Canopus Crescent, Giralang, ACT 2617

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Sally Strang + Ash Costello
0491850701



Ash Costello
0491850701

\$741,500

#soldbyash #soldbysally \$741,500 There are striking architectural lines and moments of intrigue, as lime washed timber ceilings rise in soaring voids and high windows capture olive trees. A consistent organic materiality honours the natural surrounds and pops of colour keep things convivial. Bankable doors open fully to courtyard which becomes a second living area, a leafy extension of the built environment. This blissful two-bedroom home sits across from wetlands, in the leafy suburb of Giralang. Well positioned, close to the inner-north and within easy reach of the Belconnen precinct and Lake Ginninderra, Giralang is a small pocket of connected green spaces, shady rows of magnificent pine trees. There is an elegant and joyful simplicity to this contemporary home and an excellent thermal efficiency. Light filled and calming, the home extends an effortless tranquillity and forges a wonderful connection with outdoors, flowing to curated nature on two sides. A long driveway leads to a simple carport, to one side a welcoming array of shapes and textures, as courtyard and small deck announces your arrival. The form combines rendered hebel with vertical windows, pops of corrugated sheeting. A whimsical portico seems to float high above, shading and sheltering. The warm maple door hinting at the warm, natural mood of the interior. There is an immediate elation as the aesthetic combination of shapes, textures and lines draws the eye upwards. Raked ceilings in understated washed timber are a graceful highlight and natural light streams in from multiple glazing. A vertical hearth is a central anchor, both sculptural and practical, dividing the open living spaces, gifting sandstone ledge for display and housing a warming double sided gas fireplace. The open kitchen, dining, living welcomes northern light and painterly leafy scenes fill the room. Golden bamboo flooring flows underfoot giving way to soft woollen carpet within the cosy living area. We love the muted colourways of the glass splashbacks within the artful kitchen. And the way the theme is continued with a note of bright yellow within the cheerful laundry. A grove of olive trees provides a verdant backdrop, screening the large timber deck. There is a covered barbecue, the gift of warming northern sunshine and an all pervading botanical bliss. This nourishing, easy-care, outdoor space is a careful curation of tactile built materials as timber, raw brick, shadow cladding and iron coalesce beneath shading sail cloth. Two soothing bedrooms maximise storage with mirrored robes and centre around a stunning bathroom with large format charcoal tiling framing a recessed bath. The master draws light from a triplet of clerestory windows and drifts to eastern courtyard. We can think of nothing better than stepping barefoot, nursing a cuppa amidst the scented roses, the showy red flowers of the pomegranate tree. Giralang is a suburb of the Belconnen district and shoulders Kaleen and Lawson and connects to the walking and biking trails of Gungaharra Grasslands Nature Reserve. Access to civic pathways that link green spaces and lead to both reserve and local shops, is a wonderful feature of the area. The home sits across from Giralang wetlands and is walking distance to the local primary school, multiple parklands, Giralang and Kaleen shops. The new Giralang shops are currently under construction and will house a large IGA. Close to the Belconnen precinct, Lake Ginninderra, North Canberra Hospital, the UC, AIS and Canberra Stadium and a stone's throw from the inner-north suburbs of Lyneham and O'Connor, the home is also, a mere 17 minutes to the CBD. features..stunning, architecturally intriguing, two-bedroom home ideally placed close to green spaces and wetlands.open plan kitchen, dining, living with soaring raked ceilings in lime washed timber.interesting form in combo of rendered hebel, shadow cladding, corrugated sheeting.beautiful sculptural hearth dividing living and kitchen with gas fire.warm natural materiality throughout with pops of joyful colour.thoughtfully designed to maximise thermal efficiency and reduce costs, with a 5.5 energy rating.north facing and flowing to deck via bankable bi-fold doors.modern kitchen with mix of coloured glass splash backs and cupboards, banks of storage, stone benchtops, Omega 90cm oven, electric cooktop, single gas hob, rangehood and dishwasher.under kitchen cabinet downlights.master bedroom with mirrored built-in-robe, triplet of clerestory windows and drift to courtyard garden.second bedroom with mirrored built-in-wardrobe.bathroom with in-slab heating, heated towel rail, recessed bath with rain shower and mirrored cabinet with storage.internal laundry with direct carport access.bamboo flooring.timber venetians.soft grey woollen carpets to living area and bedrooms.linen closet.timber and glass internal doors.large timber deck with covered barbecue area and fruiting olive trees.two water tanks (4400 litre) plumbed to toilet, washing machine and garden taps.gravel rear lane with steppers and clothesline and privatised by ornamental grape vine.east facing courtyard with roses and pomegranate tree.garden storage room and shed.carport with covered access to house.surrounded by parklands and wetland nature reserve.walking distance to local primary school, Giralang and Kaleen shops (Coles supermarket, Eat Me Drink Me Cafe, Post Office).handy to the Belconnen and Gunghalin precincts, the UC and Lake Ginninderra.wonderful cycle and walking paths - Giralang Wetlands (frogs, birds, walking paths).easy walk to Palmerville Heritage Park (great area for dogs off leash to run around as well as a really pretty

walk with heritage info to read about the local area).a mere 17 minutes to the CBD by carliving size: 93m2eer: 6rates:
\$691 per quarter (approx.)