

99 Erldunda Circuit, Hawker, ACT 2614



Sold House

Friday, 12 April 2024

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 140 m2

Type: House



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\$949,000

This extended home with a separate studio is one of many cherished residences in Canberra designed in the '70s by the late John Playoust, who went on to apply his 'Sydney School' architectural style to the Australian National University's Liversidge Court Apartments. Entry to the property is through a Japanese maple-fringed courtyard which sets the scene for the soothing and airy interior spaces to come. Oriented to capture the natural surrounds from every viewpoint, garden plantings and fruiting trees have been used to great visual effect, supplying beautiful backgrounds to rooms that are generous and inviting. A large sunroom to the rear is a distinctly Australian version of an English-style conservatory. In addition to large picture windows, it has two points of access to the outdoors, making it the ideal four-seasons room that offers a sizeable option for entertaining and relaxing. The main living room has a study nook that also opens to the sunroom while the open dining room and kitchen are flooded with light thanks to the ideal northerly aspect. Three bedrooms include an ensuite master and a large second bedroom that could easily fit two king-sized beds. A sizeable separate studio has potential for a music room, teenagers retreat, working from home space or to house extended family or guests. Belconnen High School is a hair's breadth away, Hawker College is an easy stroll and the suburb's shopping village with Woolworths supermarket and much-loved restaurants is just 10 minutes' walk. Special features: • 1970s architecturally designed home • Extended three bedroom single level residence (originally a four bedroom) • Formal entry including cloak cupboard • Extended living room with spacious designated study area • Main bedroom complete with ensuite • Built-in robes to all bedrooms • Main bathroom complete with bathtub and separate shower • Dining room conveniently adjacent to kitchen • Light filled kitchen providing a full length pantry, Bosch dishwasher and gas cooktop • Separate laundry with direct outdoor access • Expansive 30sqm screened sunroom, ideal for entertaining and extending your living outdoors - approved • Additional large workshop/studio - approved • Reverse cycle air conditioning throughout • Instant gas hot water • Honeycomb blinds • 25 solar panels 4.3 kW • Enclosed central courtyard • Landscaped gardens with established trees including maples, magnolias, roses, dahlias, - olives, kiwis, lemons, mulberry and apricots • Serene water feature • Two water tanks • Two sheds for storage and workshop • Double carport with storage space Stats: • Home size: 140 sqm + 30 sqm sunroom • Studio: 40 sqm • Block size: 744 sqm • UV: \$553,000 (2023) • EER: 3.0 • Year built: 1973 • Rates: \$3,570 pa • Land Tax if rented: \$6,258 pa