

24 Palmer Street, Hall, ACT 2618

LUTON

House For Sale

Sunday, 23 June 2024

24 Palmer Street, Hall, ACT 2618

Bedrooms: 4

Bathrooms: 3

Parkings: 5

Area: 2032 m2

Type: House



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Auction

Positioned on the corner of Palmer Street and Hoskins Street, spread over 2,000 sqm block, this charming 1920s cottage has gracefully withstood the test of time. Originally a workers' cottage in the Acton peninsula, the home was relocated to Hall in 1960s, following major renovations completed in 2021, this revitalized home is sure to leave a lasting impression. The neatly landscaped mature hedges and gardens provide a sense of privacy, offering a tranquil escape from the urban lifestyle of wider-Canberra, while being just moments away from local shops and eateries. The home is adorned with abundant character, featuring 100-year-old stained glass windows, an original fireplace, and a preserved original shed on the premises. The stunning 3-meter tall ceilings and timber flooring further enhance its charm whilst showcasing the three generously sized bedrooms. The master bedroom features a his & hers walk-in robe with its own bathroom. The editorial-worthy kitchen boasts a sleek stone countertop, a modern glass splashback, and a custom designed feature light. It is equipped with top-tier electrical appliances, including an AEG 900mm induction cooktop, an AEG pyrolytic oven and steam oven, and an ASKO dishwasher. This kitchen seamlessly connects to the family and dining areas, making it the heart of the home. To complement the beautiful main residence, you will find a self-contained one bedroom studio. This space features its own kitchen equipped with electric oven and stove, and an European laundry. The vaulted ceilings lend a spacious yet cosy feel to the main area. The generous bedroom includes a walk-in closet and is serviced by the bathroom and a single enclosed garage. The sizeable block offers plenty of outdoor spaces including established gardens, sloping lawns, tree house, vegetable garden, chook shed and native garden and seating area opposite reserve - just to name a few. The covered alfresco dining area seamlessly integrates with the garden, perfect for entertaining or simply relaxing while watching the birds and enjoying the natural amenity. With rejuvenation of the property and an abundance of history, this unique residence and lifestyle offering are not to be missed. Down the road, Hall Village, offers local shops, cafes, restaurants and Hartley Hall Markets (once monthly). Gungahlin and Belconnen Town Centres are both under 15 minutes' drive away. Property Features: Main Residence • Three spacious bedrooms • Stunning 3m ceilings throughout • Turpentine timber hardwood flooring • 400mm Quantum stone benchtops with 700mm deep benches • Custom designed feature light by Alex Earl • Luxury Armando Vicario fixtures throughout • AEG 900mm induction cooktop, pyrolytic and steam oven • Master bedroom with his & hers walk-in closet and bathroom • Two spacious bedrooms with built-in robes • Additional powder room and walk-in linen room • Hydronic heating system - heated towel racks and valved radiators • Ducted evaporative cooling • 100-year-old stained glass and original fireplace • Slow combustion wood fireplace • Updated with double glazing • Motorised blinds and plantation shutters throughout the home • Covered terrace overlooking the backyard • Native side garden and established landscaping • In-ground irrigation system with 15,000L rainwater tank • Four car enclosed garage with high ceilings and workshop space Self-contained One-Bedroom Studio • Beautiful vaulted ceilings with hybrid flooring • Spacious one bedroom with walk-in robe • One bathroom with walk-in linen • Self-contained kitchen with stand-alone electric cooktop and oven • European laundry • Split system for heating and cooling • One enclosed car space with internal access Property Details: • Block: 2032m² • Residence: 229.34m² • Garage: 89.06m² • Self-contained Studio: 84m² • Energy Efficiency Rating: 6.0 • Major renovations completed 2021 • UV: \$1,210,000 (2023)