

26 Hobart Avenue, Forrest, ACT, 2603



House For Sale

Wednesday, 21 August 2024

26 Hobart Avenue, Forrest, ACT, 2603

Bedrooms: 3

Bathrooms: 3

Parkings: 4

Type: House



Mario Sanfrancesco
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Spectacular high-end luxury residence in premium Forrest location

Viewings: by prior appointment -
SMS Mario Sanfrancesco on 0412 488 027

Acclaimed in design magazines for its sophisticated aesthetic, this exquisite Canberra residence in Forrest has been seamlessly extended and artfully renovated through the collaborative efforts of interior designer Vanessa Hawes and architect Paul Tilse.

The residence is luxuriously sublime, meticulously retaining some of its original Art Deco features, yet deftly interwoven with premium quality contemporary materials, textural finishes, and eye-catching lighting. This includes Engineered Oak Herringbone timber flooring and the use of striking richly veined Calacatta Vagli Oro marble throughout the home. Flaunting glorious sightlines and sundrenched living spaces, practicality and versatility also runs through the ultra-stylish interiors.

In addition to the gourmet kitchen's custom curved bronze rangehood, Calacatta Vagli Oro marble benchtops and almond timber veneer custom joinery, there is copious storage, an integrated fridge/freezer and a huge butler's pantry with oversized sink, second dishwasher and Vintec bar fridge. The adjacent gathering area is surrounded by floor-to-ceiling steel framed double-glazed windows and doors and offers space for both dining and lounging. A marble bench seat runs the full width of the room, punctuated only by bespoke cabinetry that beautifully integrates the tv, while a modern gas fireplace lends ambience and warmth in winter months.

There's easy access to a large alfresco courtyard which overlooks beautiful, formal professionally landscaped gardens. A sleek integrated Beefeater barbecue on a floating stone surround provides well for summer entertaining. In cooler weather, the sizeable formal lounge room to the front of the home is an atmospheric sanctum with a glorious bay-window with custom upholstered love seat and original wood fireplace. Peacefully segregated in a separate wing are the bedrooms, including the king-sized master with its glass-roofed walk-through wardrobe and well-appointed ensuite.

A second ensuite guestroom has access to the rear courtyard, while a third bedroom, currently fitted out as a private dressing room, is serviced by a luxury high-spec family bathroom. This third bedroom offers versatility and could easily be converted back to a bedroom or be made a classy library or study. The automated garage for this property is also worthy of its own magazine feature. With room for four vehicles and a wall of custom storage echoing that found in the home, it is a car enthusiast's dream.

Photos: by Anne Stroud

FEATURES

- Renovated and extended Ken Oliphant 1930 Canberra residence
- Featured in July 2023 issue of Home Beautiful magazine
- MBA Award winner for kitchens valued over \$100,000
- Intricately designed automated gates affording privacy and security to driveway
- 1105m² block
- Single level
- Classic high ceilings
- Walk-in glass-fronted storage room (easily adapted for wine cellaring)
- Engineered Oak Herringbone timber floors - by Tongue and Groove
- Richly veined Calacatta Vagli Oro marble used throughout including feature kitchen benchtops and splashbacks + custom bench in family room & entry gallery floating feature joinery top
- Custom Almond timber veneer joinery throughout
- Steel-framed double-glazed windows and doors

- Custom designed curved bronze rangehood by Vanessa Hawes & fabricated by Hetherington Design for Created Bespoke Joinery
- Miele appliances throughout kitchen
- Knurled Collection Tapware by Astrawalker in Bronze finish
- Battened timber inlay ceilings to family and dining area
- Designer high spec bathrooms all with Calacatta Vagli Oro marble tops with corresponding marble feature tiling and terrazzo flooring - all with high end fittings and fixtures
- Designer laundry
- Ducted automated electric heating and cooling – Smart Home System
- Designer lighting throughout – including RBW Gala Pendant lights in kitchen + India Mahdavi Casanova ceiling light in lounge & main bedroom
- Gas fireplace to family room
- Wood fireplace to lounge room
- Underfloor heating to laundry and bathrooms
- Designer custom upholstery, curtains and electric blinds
- Timber louvre shutters
- Professionally landscaped formal gardens with privacy hedging, lighting & irrigation + rear pond
- Epoxy floors to 4 car garage with custom joinery at rear
- Paved driveway with parking for two additional cars
- Quaint garden storage shed neatly concealed at the rear
- Excellent positioning central to many popular attractions and services including top Canberra schools, Parliament House and the Parliamentary Triangle, Manuka, Kingston, Barton, Red Hill Nature Reserve and numerous nearby shopping precincts including Manuka, Deakin and a short drive to the CBD.