

**28 Doonkuna St, Braddon, ACT, 2612**



**House For Sale**

Thursday, 17 October 2024

28 Doonkuna St, Braddon, ACT, 2612

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Carefully curated to create a heritage masterpiece walking distance to the CBD

### What you see:

Located in one of the most desired heritage enclaves, only a few hundred meters to the city centre, this exceptionally rare offering blends old character charm with city convenience. Keeping with its heritage appeal, the home maintains all of the hallmarks that make this location so desirable. Privately hedged and set across from Sulman Gardens, you have ultimate privacy yet positioned only a few hundred meters to the City Centre.

Under the creative direction of award winning architect Hugh Gordon, the residence has been extensively and meticulously renovated and extended across one level with exceptional attention to detail and quality throughout. The floor plan makes the most of the Northerly orientation capturing beautiful sunlight through all of the key areas of the home all day long. The residence covers a generous 216m<sup>2</sup> of light-filled living set across a sprawling 910m<sup>2</sup> parcel of prime land privatised by established gardens and hedging.

Four bedrooms, two and a half bathrooms, plus multiple living areas complete this versatile and seamless floorplan. Northerly orientated the long side of the block ensures beautiful natural light all day long. The layout is seamlessly connected by beautiful timber flooring throughout leading you to the kitchen and main entertaining areas of the home. Located only a few minutes walk into the city centre, this home offers an inner city lifestyle with the privacy and peacefulness of an established suburb.

### What we see:

Another Hugh Gordon master stroke.

Buyers Guide: \$3.2m

### Comparable Sales:

4 Dirrawan Gardens, Reid - \$2.98m

26 Westgarth Street, O'Connor - \$3.20m

25 Elimatta Street, Reid - \$3.775m

### Viewings by Appointment

### See more:

Part of the Braddon Garden City heritage precinct opposite Sulman Gardens reserve

Fully renovated and extended single level residence designed by award winning architect Hugh Gordon

Northerly appointed gourmet kitchen with stone island benchtop, feature tiled splashback, modern pendant lighting, ample cupboard and bench space

Bosch Appliances include pyrolytic oven, built-in warming drawer and convection microwave, 5 burner gas cooktop and dishwasher

North-facing window bay including under seat storage and custom cushioning

Integrated indoor/outdoor living with steel framed pergola with shade cloth and retractable blinds for outdoor entertaining

Living and dining area including gas fireplace with direct access to verandah

Master bedroom with direct access to manicured gardens, en-suite including wall hung double length vanity, walk in shower and built in robe

Two additional bedrooms, one featuring built-in robe and brick fire-place (fire-place not currently in use)

Fourth bedroom/study

Main bathroom with floor to ceiling large format tiling, bath, walk-in shower and wall hung vanity

Separate laundry with external access including a washer/dryer

Underfloor heating to both bathrooms

Double glazed windows  
Oak timber and carpeted flooring throughout  
Ducted reverse cycle heating and cooling with two zones  
Powder room  
Timber frames and french doors  
Custom roman blinds and drapes  
Ample storage throughout  
5000L water tank  
Tandem double carport  
Instantaneous gas hot water system  
Single car garage with electric front door  
Security screened doors and back to base alarm system  
Re-paved driveway and patio area using original 1920's Canberra red bricks  
Private manicured gardens  
Close proximity to Canberra CBD  
Within 8 minutes' walk to Canberra CBD  
Within 3 minutes' drive to Braddon dining Precinct  
Within 5 minutes' drive to ANU  
Within 6 minutes' drive to Daramalan College

Living total: 216m<sup>2</sup>  
Garage: 19.2m<sup>2</sup>  
Block Size: 910m<sup>2</sup>  
Built: 1925  
EER: 3.0  
UCV (2023): \$1,334,000  
Rates: \$6,669 p.a  
Land Tax: \$12,750 p.a

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