

**120 Grayson Street, Hackett, ACT 2602**

home by holly

**Townhouse For Sale**

Saturday, 29 June 2024

120 Grayson Street, Hackett, ACT 2602

**Bedrooms: 2**

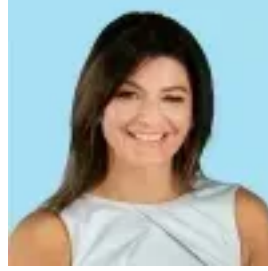
**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Jenny McReynolds  
0491850701



Cris O'Brien  
0409308038

**\$850,000+**

Architectural design that was ahead of its time! This large two-bedroom semi-detached duplex is secreted within a private enclave, merging with tree dotted parkland with direct access to pathways, connecting you to the local shops, schools and mountain reserve. Designed by the modernist architect, Dirk Bolt the home is part of the historic courtyard housing initiated in the late 60s. Bolt is a significant figure, integral to the cultural history of Canberra and in this case utilising the late 20th century Sydney Regional Style. Low lying dwellings sit organically within the site, many set on angles, taking advantage of the northern orientation, opening to the green belt that lies beyond. Textural bagged brick is painted crisp white and peaked rooftops meet vintage awnings. The private driveway winds past mature gardens, with a cornucopia of flowering natives and mature shady trees. No.120 sits privately at the back of the site, with parkland directly adjacent and behind. There is a single garage with timber doors and covered access to the internal laundry and mudroom. The home is characterised by its organic materiality, bagged brick interior walls, timber joinery, golden floorboards and by the wall of glazing that captures the warmth of the northern sun. High ceilings and decorative cornices usher in a lovely airy nostalgia and there is a simplicity to the generous spaces with their large windows framing the leafy surroundings. The long combined living and dining merges to a cosy sunroom that overlooks the green of communal gardens and beyond, to the towering Eucalypts that dot the park. The classic kitchen sings in a combo of orange, blue and grey, as banks of storage gift a place for everything. There is a dishwasher from Bosch and a free standing oven from Westinghouse. Large windows purvey both the grounds and the open green of the parkland drawing light into the adjacent meals area, which is perfect for relaxed family dining. Carpeted stairs usher upwards to the private sleeping wing, where two generous bedrooms flow to large walk-in-robos. The master is painted a soothing sage green and captures peaceful views of the park and beyond to Mount Majura. Soft lilac walls imbue the second bedroom with a gentle nostalgia, as high windows take in the colours and textures of the surrounding trees. There is a central bathroom with bathtub and a separate toilet with the original golden mosaic floor tiles beautifully preserved. The walled courtyard is a lovely sun trap and spot for contemplation amidst the climbing jasmine and rosemary bushes. The green belt and pathways behind connect you to Hackett shops, the local school and all the way to the meandering bush trails of Mount Majura. Hackett shops include the terrific IGA and the relaxed eateries of 3rd Space and Siam Twist. You are within and easy drive of the dynamic precincts of Dickson and Braddon and amenable to the charming inner-north centres of Ainslie, O'Connor and Lyneham, extending a vibrant mix of independent cafés and shops. The home is also handy to transport and a variety of schools and colleges and within and easy drive of the ANU and CBD. features..large light filled two-bedroom semi-detached duplex in coveted Hackett..part of the significant Hackett Courtyard Housing Precinct..designed by renowned architect Dirk Bolt..modernist form with lovely balance and use of organic materials..perfectly orientated to capture northern light..private road access and access to green belt beyond with paths to shops, school and Mount Majura..arrayed on two-levels with elevated views to surrounding treetops..covered entryway with original timber door and sidelights..large, combined living and dining merging to the sunroom..higher than average ceilings and decorative cornices..under stair storage..RC air-conditioning unit in living area..wall insulation..classic kitchen and combined meals area..freestanding Westinghouse oven and Bosch dishwasher..carpeted stairs with timber balustrade..two huge bedrooms with walk-in-robos..central bathroom with bathtub and separate toilet..linen cupboard..picture hanging rails ..private, walled courtyard ..single garage with covered access into laundry and mudroom..adjoining green parkland and belt that links to the shops, the local Blue Gum school, pre-school and Mount Majura Reserve..moments from the Dickson and Braddon precincts ..easy drive or bike ride to the ANU and CBD..EER: 3.5..Rates: \$2,888 approx. per annum Body Corporate: \$3,490 approx. per annum Internal living: 111m2 approx.