

**15 Gorrie Close, Hawker, ACT 2614**

home by holly

**Townhouse For Sale**

Thursday, 11 July 2024

15 Gorrie Close, Hawker, ACT 2614

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



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## Auction 12:00pm Saturday 10 August

The bespoke glass door opens onto a small landing, and it is love at first sight - vintage mosaic tiling set out in pinwheels, all textured and golden hued. The bamboo flooring shining in the sunlight, a topiary of incandescent greens filling the full-height windows. This gorgeous two-bedroom separate title north facing townhouse has been thoughtfully renovated, ushering in sustainable upgrades and relaxed modern amenity. The carefully chosen material palette brims with soul and personality, as soft neutral tones meet splashes of sunshine, moonstone and gold. Age-old pines and neatly clipped topiary balls huddle and collude, shielding and protecting the home, making it barely visible from the street. A high green wall edging the private driveway, ushering to a single garage with the convenience of internal access. The home is alive with nature and light, as a duo of light wells draw sunshine into the central core, and epic windows capture the garden. In one corner the perfectly poised kitchen overlooks the soothing social domain, arrayed in a generous open plan with textural exposed brick walls and picture frame double glazed doors and windows, that open to the northern deck and sunny alfresco living. There is a seamless, minimalist vibe to the galley style kitchen, as integrated fridge, banks of drawers and full-height pantry provide a place for everything. The worktops in soft fossil green stretch to meet a universe of colour, the glass splashback a supernova of rust reds, sunset yellows. The timber top from Thor's Hammer gleams - the kitchen island in warm conversation with the dining space, spilling deck side, where northern sun warms limb and heart. A slender carpeted hallway ushers to two large bedrooms that centre around a stunning bathroom. The master is awash in cheerful golden yellow, as ribbon windows float the garden within. This is a generous space with a duo of built-in robes for effortless storage. The second bedroom captures the leafy colours and textures of the rear courtyard via a large northern window, and also has generous storage, a gentle ambiance. A large bathtub sits central beneath the window...the bathroom a feast of golden mosaic tiling to match moonstone floors. Again, there is plenty of storage with a large wall hung vanity and tall cabinetry within reach just outside the door. Throw in a renovated internal laundry opening directly to the rear courtyard, and you have easy-living and functionality, combined with a definitive style and the joy of sumptuous texture and colour. Gorrie Close is a peaceful street, dotted with low-lying townhouses resting quietly behind pretty gardens. This wonderful locale places you an easy stroll from parklands, schools, local shops and moments from the Belconnen Precinct. The Pinnacle Nature Reserve and Hawker Playing Fields are a short walk away. It is not far to the Arboretum and Lake Ginninderra, the UC, GIO Stadium and the AIS. Transport is at your doorstep and a variety of schools are at hand. It is a mere 12 minutes by car to the CBD. features..beautifully renovated separate title, two-bedroom north facing townhouse in peaceful Hawker. light filled and spacious, and ideally placed on a quiet loop street. opening to courtyard gardens on two sides. good storage throughout. open plan north facing living, dining and kitchen, spilling to deck and garden. bamboo flooring and new woollen carpets to bedrooms. renovated kitchen with banks of storage and quality appliances from Miele, including an integrated fridge, wall oven, induction cooktop, rangehood and dishwasher. River redgum timber island bench from Thor Hammer .glass splashback in Rust 01 (Toscan Glass). Laminex Antique White cabinetry in kitchen with laminate benchtop in fossil white. built-in hutch/ communications station in dining room. large master bedroom with duo of built-in robes. generous second bedroom with built-in robe. renovated bathroom with bathtub and feature mosaic tiling. bathroom with underfloor heating .renovated internal laundry with ample cabinetry and opening directly to rear garden. boosted wall and ceiling insulation .Nobo panel heater in living, split system reverse cycle in bedrooms. double glazed windows throughout. Velux skylights 2024 (solar powered, rain activated). Nest security camera and Lockly smart lock. picture rails .Upvc windows doors Christoffel. single garage with internal access. 7.4 KW solar system and Tesla Power Wall 2 (2021). EV charging. walking distance to Belconnen High, Hawker College and Hawker Primary .close to the Pinnacle Nature Reserve, dynamic Belconnen precinct and Capital Food markets. 12 minutes to the CBD by car. EER: 5 Land size: 279m<sup>2</sup> Land value: 468,000 Land rates: \$2,751 Year built: 1977