

# 1 Astley Place, Garran, ACT, 2605



## House For Sale

Wednesday, 27 November 2024

1 Astley Place, Garran, ACT, 2605

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Steve Whitelock  
0402082886

## Mid Century architectural brilliance in the heights of Garran – Dirk Bolt design

Commissioned 1968 and perched on a generous 888sqm parcel at the foot of Red Hill, an architecturally significant home boasting spectacular 180 degree views over the valley and beyond to the Brindabella Ranges.

Hallmarks of mid century design feature minimalistic concrete block walls and precise detailing of Victorian ash cladding, bespoke cabinetry, full height doors, square set cornices and custom mosaic tiles in the bathrooms and fireplace hearth. Floor to ceiling glazing in the bedrooms and beautiful original joinery pay homage to the style and character of the home.

The piece de resistance is the vast plate glass wall, 1.7m high extending the full length of the home supported by a cantilevered timber sill, held in place by steel tension rods connected to the footings. The uninterrupted mullions allow framing of majestic mountain views and colourful sunsets enjoyed from the front living and dining areas whilst protected from the harsh sun by oversize deep beam eaves. A unique natural ventilation system with pivoting timber shutters and flyscreens open to the outside allowing for cross flow and comfort of the home.

Excerpt – '100 Canberra Houses # 64 - The Bahr House', "an innovative 1968 design by renown Dutch architect Dirk Bolt in an architectural response to climate issues where he could maximise the block's westerly views to the mountain ranges without exposing the interior of the home to excessive sunlight."

A home of difference, appealing to buyers who appreciate cutting edge, mid-century architecture, downsizers and professionals working in the area and families looking to secure a home within the Garran school catchment, convenient to local shops, The Canberra Hospital and recreation trails of Red Hill Reserve.

A wonderful offering #1 Astley Place presents an opportunity to own a 'special home' to either enjoy in it's original glory or reimagine with modern living standards.

Don't miss your chance to inspect this exciting piece of Canberra architectural history!

Features;

- \* Architectural significant home
- \* Cutting edge eco design
- \* Premium pocket in heights Garran
- \* Panoramic views
- \* House #64 -100 Canberra Homes
- \* Sympathetically extended 1974 & 2003
- \* RAIA ACT chapter 25 year award 2000
- \* Wrapped in established leafy gardens

Rates: \$6,121pa (approx.)

Land Tax: \$13,132pa (approx. if rented out)

UCV: \$1,190,000 (2024)

Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.???