

**2 Peel Street, O'connor, ACT, 2602**

LUTON

**House For Sale**

Saturday, 26 October 2024

2 Peel Street, O'connor, ACT, 2602

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## Picturesque Family Home in O'Connor

Located on a picturesque, tree-lined cul-de-sac, among the heritage listed Tocumwal housing precinct in O'Connor, this expansive 833sqm flat block boasts a beautifully updated single-level residence.

Nestled within thoughtfully designed, mature established landscaped gardens, this four-bedroom home offers an enviable lifestyle in a prime location. The house and garden have had a substantial upgrade using quality materials.

The heart of the home, the spacious gourmet kitchen, showcases a beautiful oversized Thor's Hammer island bench using recycled blackbutt hardwood timber and ample storage, featuring double Electrolux ovens (one with pyrolytic function), and 900mm Highland 6 burner gas cooktop. A dedicated French pantry styled cabinet with Thor's Hammer recycled timber benches enhances the functionality, catering to all your culinary needs.

Flooded with natural light thanks to generous Western Red cedar windows and north-facing dining space, the home blends indoor and outdoor living effortlessly. French doors off the kitchen and adjacent windows open onto a spacious north-facing deck, making it the perfect space for entertaining or relaxing year-round. Two separate living areas along with a dining room adjacent to the kitchen provide multiple choices to wind down or entertain guests.

The master suite, situated in its own private wing, includes a walk-in robe and a sleek, modern ensuite with double shower, with seamless access to a private deck via bi-fold western red cedar doors overlooking the lush rear garden.

The interiors feature stunning, rejuvenated mountain ash timber floors that preserve the home's character, while all bedrooms have brand new New Zealand made 100% woollen Bremworth Charmeuse carpets and are equipped with built-in robes for added convenience.

The beautiful mature gardens with established trees and shrubs provide several outside rooms for contemplation and enjoyment with the abundant birdlife it attracts. The front, side and rear gardens also have newly installed Canturf Canberra Blend lawns with automatic sprinkler systems. A solid steel engineered and constructed carport for two cars was built in sympathy with the house design.

Situated just a short stroll from local shops and schools, the Australian National University, and Canberra City Centre, this property is a hidden gem waiting to be discovered.

### Property Features:

4 Bedrooms | 3 Bathrooms | 2 Carport

Enviably located in O'Connor with single-level living

Set on a flat 833sqm block in a quiet, tree-lined cul-de-sac

Freshly painted exterior and interiors, new wool carpets, and rejuvenated mountain ash hardwood timber floors

Well established newly landscaped yards surrounding the home with automatic sprinkler systems

Stunning Thor's Hammer kitchen island bench made with recycled blackbutt hardwood timber

Equipped with 900mm Highland 6-burner gas cooktop, double Electrolux ovens, Asko dishwasher and space for double fridge

Additional French-style pantry space

Two separate living and generous dining area, flooded with natural light

French doors opening to a sun-drenched north-facing deck

Master suite with walk-in robe, modern ensuite including double shower, and bi-fold door access to deck and garden

Double glazing in master suite and family room

Private wooden deck overlooking lush rear yard space

Second bedroom with ensuite, built-in robe and garden views

Third and fourth bedroom with built-in robes

Ducted gas heating and recently upgraded Breezair ducted evaporative cooling

Rinnai instantaneous gas hot water system

Double carport with lockable gate

Location Highlights:

Within 3 minutes' walk to O'Connor Cooperative School

Within 10 minutes' walk to O'Connor Local Shops

Within 17 minutes' walk to Light Rail Stop

Within 5 minutes' drive to The Australian National University

Within 7 minutes' drive to Dickson Town Centre

Property Details:

Block: 833m<sup>2</sup>

Residence: 184.78m<sup>2</sup>

Carport: 39.65m<sup>2</sup>

EER: 4.5 Stars

Renovations: 2011

UV: \$944,000 (2024)

Rates: \$5,032 p.a. (approx.)

Land Tax: \$10,456 p.a. (approx.)