

**23 Furneaux St, Forrest, ACT, 2603**



**House For Sale**

Thursday, 12 December 2024

23 Furneaux St, Forrest, ACT, 2603

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Type: House**



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## Step into History, with this Beautifully Restored 1920s Worker's Cottage

Step into history with this beautifully restored 1920s worker's cottage, where the ethos of custodianship is truly celebrated. This exceptional property showcases a perfect blend of classic charm and modern luxury. With renovations spanning from 2016 to 2024, every detail of this home reflects years of love and commitment to preserving its rich heritage.

A previous custodian of this treasured home was Sir Arthur Tange AC, CBE, who was responsible for the master bedroom wing extension in 1957.

Soaring 3m ceilings adorned with restored 1920s cornices, architraves, and skirting boards lead you through this luxurious home. Original 1920s internal doors and cast iron Commonwealth Crest floor vents add to the historical allure.

Enjoy new solid grey ironbark timber floors throughout, perfectly complementing the home's original features. Both the formal lounge and family room boast rebuilt fireplaces, to reveal a stunning replica Louis XIV marble facade from Fox Antiques in the family room. Double-glazed Schuster tilt/turn windows and French doors, paired with thermal Nordic honeycomb blinds, ensure tranquility and energy efficiency.

This stunning kitchen features 40mm stone benchtops, a pantry/appliance cupboard and high-quality Miele kitchen appliances, including an induction cooktop and a De'Longhi red/white wine fridge nestled in a beautiful island bench equipped for entertaining.

The home features three generously sized bedrooms with built-in robes and blackout blinds. A magnificent king-sized master bedroom and ensuite bathroom offer a Victoria and Albert volcanic rock bathtub, double vanity, and exquisite finishes, including ribbed glass doors, chandelier and waterfall patterned tiles from Ukraine.

Laundry with matching stone surfaces and a private study room used by Sir Arthur Tange provide both functionality and comfort. The study remains as an homage to its former owner, with metres of shelving and storage.

Experience year-round comfort with ducted gas heating, evaporative cooling, and a separate AC unit in the master bedroom. The property is fitted with an alarm system, enhancing both safety and privacy.

Manicured landscaping featuring heritage bricks creates multiple outdoor rooms, providing complete privacy from neighbours.

Everything has been thought through: from the gradient of the master bedroom patio allowing future wheelchair access ramp, to the hidden power point in the kitchen island bench, to the separation of the water supply and sewerage with the other residence.

23 Furneaux Street is more than just a home; it's a piece of history awaiting your stewardship. We invite discerning buyers to embrace the era, the history, and the meticulously executed renovations that define this stunning residence. Spacious, whisper-quiet, private, and beautifully presented, this property offers the perfect blend of heritage and contemporary living in a sought-after location.

### Features:

- . 288 steps to Manuka
- . North orientation to both courtyards
- . Double brick 1924 and 1957 construction
- . Two living areas plus separate dining area
- . Three bedrooms plus study
- . Privacy of side courtyard and back courtyard

- . All skirting boards, cornices and architraves restored to 1920s era
- . Solid grey ironbark timber floors
- . Lounge electric fireplace with original timber mantle
- . Family room electric fireplace with marble facade
- . New terracotta roof, fascias and downpipes
- . Schuster tilt/turn double glazed windows, french doors and front door
- . Pressed-metal patterned kitchen tiles and stone backsplash
- . Stone benchtops in kitchen, bathrooms and laundry
- . Meile induction cooktop, oven, steamer and dishwasher
- . Phantom screen in kitchen French doors
- . Pantry / appliance cupboard
- . Delonghi red/white wine fridge
- . Victoria and Albert plus Brodware fixtures in bathroom and ensuite
- . Victoria and Albert volcanic rock ensuite bathtub
- . Crimsafe screen to master bedroom
- . Nordic honeycomb blinds throughout
- . Full sized laundry with stone benchtops
- . R6 eco insulation batts
- . Under-floor spray insulation
- . Alarm system
- . Ducted gas heating and evaporative cooling
- . Two electric fireplaces
- . Separate AC in master bedroom
- . Attic storage
- . Three phase power
- . Screened utility area with two sheds
- . Single garage with remote control
- . Three additional designated parking spaces

Total Land Size: 1308m<sup>2</sup>

Land Size: 624.6m<sup>2</sup>

Residence: 175.3m<sup>2</sup>

Single Garage: 21.8m<sup>2</sup>

Additional Car Spaces: 3

Rates: \$1976.16 pq

Icon WS&S: \$201.07 pq - separated from other residence and standalone

Body Corporate: Nil

Shared Driveway Insurance \$652.12pa

EER: 3.5

Rental Estimate: \$980 to \$1080 per week (unfurnished)

Note: all figures and measurements are approximate