

6 Boobialla Street, O'Connor, ACT 2602

home by holly

House For Sale

Thursday, 9 January 2025

6 Boobialla Street, O'Connor, ACT 2602

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House



Sally Strang + Ash Costello
0410626731

Auction 10:30am Saturday 1 February

Inspired by its idyllic location within the heights of O'Connor, this historic five-bedder has been renovated and extended to make the most of its exceptional vistas. Inside warm timber joinery and beautiful spotted gum floors are paired with whisper white walls and sleek double glazings, to create a sustainable family home that effortlessly blends the old with the new. This stunning five-bedder is arranged across two levels and has been thoughtfully re-jigged to maximise energy efficiency and enhance the lived experience. Informed by a natural presence, the home's epic windows drink in landscape from multiple directions, as generous social spaces unfold each to each, drifting to multiple, curated outdoor experiences. There is an open plan kitchen, dining and living area that makes the most of the north eastern orientation and the spectacular scenery. A three metre picture window perfectly framing the ever-changing colours and moods of Mt Ainslie. Glass sliders open the space to the glorious deck, so you can step outside and bask beneath the dappled shade of a pink flowering forest pansy. The kitchen is perfectly placed to overlook the social arena and beyond to the stunning horizons. Light streams in from both north and east, gifting a continuity of natural warmth. The scheme is timeless white on white with endless storage and stone worktops that waterfall to the timber floors. There are quality appliances including an extra powerful freestanding cooker from Fisher & Paykel and a lovely pared-back functionality, fostering relaxed family meals, easy entertaining. The front living area caters for quieter moods, with its warming slow combustion fire, and twin three metre window framing the leafy front gardens. This is a generous and peaceful space, informed by the presence of age-old mulberry and catalpa trees that gift shade in summer, dropping their leaves in winter and flooding the room in warming light. There are three bedrooms on the ground floor and a renovated family bathroom, simply appointed in crisp white, with delicate earthy mosaics and a relaxing bathtub. We love the way the new corner windows in the duo of front facing rooms, mimic the original timber sash design, nodding to the charm of the past. An upstairs Cape Cod style addition continues the warm cues of the home's heritage, with timber detailing, big windows and wonderful light. The master bedroom has dreamy mountainous views, a walk-in-robe and an elegant ensuite bathroom, finished in crisp white with lovely sea blue mosaics. With its gaze also set toward the horizon, the fifth bedroom inspires and could easily be utilised as an ideal home office. Wrap around gardens play host to an orchard of fruiting trees and dedicated vegetable and herb planters. The architecturally designed, cascading deck, terraces waterfall style, bringing the garden to the house. While below, neat paving, green swell of soft lawn, shady magnificent claret ash combine to envelope you in a sense of calm. Boobiella is a highly sought after street, with deep verges and a mix of restored vintage homes and brand new builds. The home is ideally placed, moments from Lambert & Wongoola Place Playgrounds and O'Connor Ridge. It is an easy stroll to the schools and shops of Lyneham, including the famous Tilley's Divine Café and Gallery. The central locale of this beautiful inner north suburb places you equidistant from the Belconnen precinct and the CBD, close to Calvary Hospital, Radford College, UC and the ANU. Shared bike and walking paths, and beautiful street trees create a tranquil village experience just a stone's throw from the Dickson and Braddon hubs.

features. beautifully renovated and extended five-bedroom home in prestigious O'Connor. classic red brick form .new double glazed windows throughout. insulated walls. excellent energy efficiency. spotted gum timber floors. high ceilings, picture rails and timber joinery. space saving timber pocket doors. freshly painted inside and out. two living areas and two bathrooms .multiple outdoor entertaining areas .large front living area with Masport slow combustion fireplace. vast open living, dining, kitchen spilling to deck. terraced deck design by Pedro Geleris. lovely north-eastern light and views to Mt Ainslie. modern kitchen with banks of white cabinetry, long peninsula, waterfall stone worktops, step-in-pantry, plumbed Fisher & Paykel fridge, Fisher & Paykel 90cm cooker with induction hob, Schweigen silent rangehood and Miele dishwasher. internal laundry .bedroom one with built-in-robe and eastern garden views. bedroom two and three with built-in-robos and large corner windows. renovated family bathroom with bathtub. master suite with elevated views, walk-in-robe and ensuite bathroom. bedroom five with elevated mountain views. storage room behind walk-in-robe. woollen carpet in downstairs bedrooms. Crimsafe security doors, front and back. sun awnings. combo of sheer and block-out and Roman blinds .RC split system upstairs. evaporative cooling. ducted gas downstairs. instant gas hot water. large linen press. new plumbing throughout (back to mains). 3 phase power. new safety switch and circuit board with smart meter. new guttering .garden shed and bike shed. large under house workshop and storage. private, gated rear garden with mixed trees, including fig, quince, citrus, feijoa, apricot .raised planter boxes .5000 litre water tank. exposed aggregate driveway to carport with auto-door. short walk to Reserve and Parks. close to the Belconnen, Dickson and Braddon Precincts .walking distance to Lyneham shops and schools. close to ANU, UC and Radford College. 4.5 km to the CBD fine details (all approximately). eer 4. land size 666m² .living size 190m² .uv \$1,121,000. rates \$1,332 p/q. build date 1952