

O'Connor, 12 Way Street Tocumwal Heaven!

Auction Location: On Site

Nestled at the terminus of a tranquil cul-de-sac and siding onto parkland, this character home seamlessly blends historical charm with modern elegance. Architecturally extended and thoughtfully renovated, 12 Way Street exudes timeless allure.

Boasting a delightful fae, discreetly shielded by a high, private hedge, the heritage listing in O'Connor's esteemed 'Tocumwal Precinct' ensures an enduring streetscape. Behind the hedge, you will follow a meandering path of Canberra red bricks to uncover an inviting front verandah, reminiscent of a bygone era.

Inside, the original part of the home exudes character with high ceilings, picture rails, timber windows, an open fireplace, and polished Ash floors. The extension integrates utility, amenity, energy efficiency, and comfort and offers an open plan design. The



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For Sale
Auction 24/02/2024

View
ljhooker.com.au/1DXHE7F92

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EER ★★★★★

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charming family room opens onto a hardwood rear deck through French doors, seamlessly blending the indoor and outdoor spaces.

There are four spacious bedrooms, including a large main with walk-in-robe and ensuite. Upstairs you will be delighted to discover a separate living space with picturesque views to Mt Ainslie. The main bathroom is an absolute standout with a luxurious bath overlooking the tranquil backyard through French doors.

An added attraction is a self-contained studio, perfect for use as a retreat or home office. The enchanting back garden, reflective of O'Connor's essence, showcases mature trees, a thriving vegetable garden, and a delightful chook yard, complemented by a pizza oven, garden shed and dry storage.

Situated just a brief stroll from the vibrant O'Connor shops and within proximity to ANU, CSIRO, the O'Connor ridge, bushland, and beloved parkland, 12 Way Street epitomizes the quintessential O'Connor lifestyle.

Having cherished the home and its location, the sellers, now residing outside Canberra, reluctantly offer this gem to the market. A rare opportunity awaits for discerning buyers to embrace the rich heritage and contemporary comforts of this exceptional residence.

At a glance:

- Architecturally extended Tocumwal
- Iconic 'keyhole' tree-lined street
- Open fireplace
- Ducted gas heating
- Reverse cycle air conditioning
- Character features including high ceilings, timber windows and picture rails
- Polished Ash floors
- French doors opening onto deck from bedroom, bathroom and living
- Separate self-contained studio
- Established private gardens with vegie patches and chook yard
- 9-minute walk to O'Connor shops
- In the catchment for Turner Primary, O'Connor Cooperative School, Lyneham High and Dickson College

More About this Property

Property ID	1DXHE7F92
Property Type	House
House Size	189 m ²
Land Area	933 m ²
EER	1
Including	Study Fire Place Dishwasher

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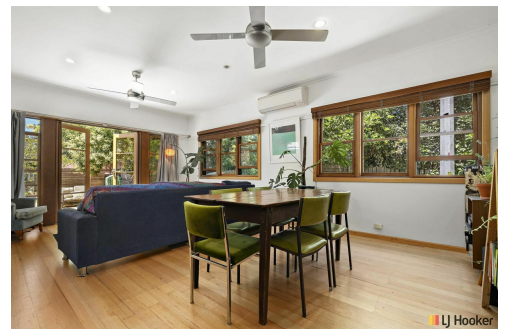
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Ground Floor

1st Floor

The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

12 Way Street, O'Connor

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