



7 Hinkler Street, Scullin

## Retro Soul, Modern Refinement

The striking vertical windows at the front are the first hint of its mid-century beginnings. Light streams through them and lands gently across the Tasmanian Oak hardwood floors that run throughout the house, guiding you warmly from room to room. Originally built in the 1970s and cherished by only two owners, this cottage has been beautifully renovated throughout, brought to life with colour, quality and emotion. Thoughtfully updated in a way that honours its original character while elevating it for modern living.

Set on a generous 686sqm block with approximately 110sqm of internal living, the layout feels effortless. The open plan living and dining area connects beautifully, creating a space that feels both welcoming and functional. At its heart sits the stunning custom built in banquet seating area. Green and timber accents sit beneath the large corner window. It's a personal favourite that I'm sure will humbly become the treasured place in the house. Looking out onto the beautiful greenery, showcasing tulips and a special 3 three-year-old Japanese Maple Tree that continues to grow more and more beautiful each year. Morning coffee here feels slower. Long lunches feel longer. Family time feels sacred.

And the darling kitchen! The kitchen was designed from scratch alongside a brilliant cabinet maker. "We had one request - we don't

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### AUCTION

Wed 11th Mar @ 6:00PM

### VIEW

Sat 21st Feb @ 10:15AM - 10:45AM

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.



want a boring white kitchen" the owners said. With no expenses spared, everything in this kitchen was created with functionality and elegance in mind. Crafted from Baltic ply, it brings warmth and depth, elevated by Hafele runners and inserts, European appliances including induction cooking, an integrated dishwasher, a Franke designer sink with European tapware, hand-cut Zellige tile splashback, Caesarstone benches and an integrated well sized wine fridge. Another personal favourite. Every finish was carefully selected. Every detail considered. It's a kitchen that is made to be enjoyed.

The three bedrooms are spacious and inviting, each continuing the warmth of the timber floors. The master bedroom features a stylish built-in headboard that anchors the space with quiet sophistication. These are rooms that feel settled and comfortable, restful spaces at the end of the day. The bathroom has been beautifully renovated, blending everyday practicality with refined style. A luxurious rainfall showerhead adds a spa-like touch and elevates the space.

Comfort has been elevated and executed in every way. Double-glazed windows throughout, full floor and ceiling insulation, ensuring year-round comfort for all the family. Fitted with high quality coordinated downlights suiting the warm tones throughout the house. This home feels just right in every season, the reverse cycle Bluetooth-controlled heating and cooling system. This allows you to remotely switch on and off whenever needed! Forgot to turn the aircon off on your way to work? No worries, just switch it off from your phone! For extra warmth to beat the chilly Canberra winters, this home is equipped with an inviting wood fireplace that remains a charming focal point in the living area.

The separate laundry, complete with external access, has been thoughtfully designed to offer seamless convenience while maintaining the home's cohesive and considered aesthetic.

Outdoors, the fully enclosed yard feels generous and private. A safe, secure haven where kids can run freely and pets can explore without a worry. In spring, the garden comes alive with hundreds of tulips, framed by established greenery, veggie beds and fruit trees that make the space feel both vibrant and grounding.

Endless space to park, tinker and create, with a single drive-through carport and a double lock-up garage. You have your choice of a single drive through carport, accessed by double gates which can be enclosed to create a secure yard, as well as a retractable side on the carport, to either enclose, or open up and use an undercover entertaining area for all your friends and family this Christmas! Plus an additional garden shed offering flexibility for vehicles, hobbies, storage or weekend projects. It's a backyard that invites imagination as much as it offers practicality.

Scullin itself is leafy, quiet and tightly held. A ten-minute walk brings you to the local shops, home to the much-loved Sweetbones café with delicious cinnamon scrolls (hot tip, they sell out by 10am - so get in early!) Parks, walking paths and a genuine community feel surround you, with Westfield Belconnen just six minutes away and an easy commute into the City.

#### BRIEF

- Fully renovated 3 bedrooms, 1 bathroom, 2 double garage, 1 carport
- 686sqm block, 110sqm internal
- Tasmanian Oak hardwood timber floors throughout
- Renovated kitchen with Baltic ply cabinetry
- Hafele runners and inserts
- European induction cooking and rangehood
- Integrated dishwasher
- Franke designer sink with European tapware



- Hand-cut Zellige tile splashback
  - Caesarstone benches
  - Island bench with integrated wine fridge
  - Open plan living and dining area
  - Built in banquet corner window seating area
  - Double glazed windows throughout
  - Floor and ceiling insulation throughout
  - Reverse cycle Bluetooth controlled heating and cooling
  - Separate renovated laundry with external access
  - Renovated bathroom with deep bathtub
  - High quality downlights throughout
  - Stylish built in headboard in master bedroom
  - Wood fire place
  - Secure fenced area, perfect for dogs and kids
  - Single drive through carport, double lock up garage plus garden shed&#x22;
- SIZE/RATES**  
Land Size: 685sqm approx.  
Living Size: 110sqm approx.  
Rates: \$3,329 p.a approx.  
Land Tax: \$6,093 p.a approx.  
EER: 2.5

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## MORE DETAILS

Property ID	1HZZF9U
Property Type	House
House Size	110 m2
Land Area	685 m2
EER	2.5

**Hannah Green 0422 381 055**

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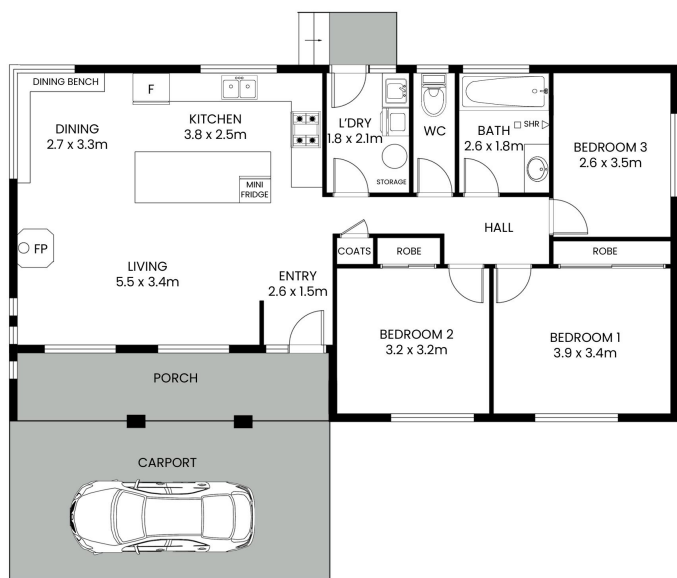
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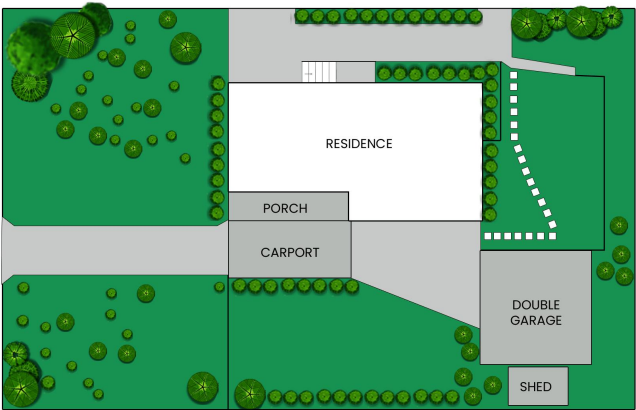
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# 7 Hinkler Street, Scullin



FLOOR PLAN



SITE PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

