

**1/26 Bonython Street, Downer, ACT 2602**

home by holly

**House For Sale**

Friday, 1 March 2024

1/26 Bonython Street, Downer, ACT 2602

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 147 m2**

**Type: House**



Jenny McReynolds  
0491850701



Cris O'Brien  
0409308038

## Auction 10:30am Saturday 23 March

It's all about location and lifestyle and it doesn't get much better than this! A bright red door in feng shui symbolises the energy of new opportunities, good luck and protection. There are certainly welcoming vibes, as vertical green garden walls and magnificent trees shelter and enclose, concealing and holding this beautiful four-bedroom family home. Within the material scheme is organic and inviting, with lightish walls, raw linen Roman blinds, pops of dove grey and flashes of silver and gold. Steppers immediately invite exploration of the secret front garden, curving around to a paved alfresco stage, shaded by the reaching arms of an age-old oak tree. Native shrubs and ground covers soften with liriopes and sea daises providing washes of pretty green. The exterior is all neutral rendered walls with vivid black aluminium windows. A sheltering front porch is neatly tiled in blacks and mica white, as ruby red double doors, set with pretty inlaid leadlight glass, complete the warm entry sequence. Upon entering rich timber floors flow underfoot as the entry foyer gives way to a light filled front living room, where rows of north facing glazing frame the leafy front garden. Sliders open to the side, welcoming sunshine and breezes, gifting a wonderful indoor-outdoor flow. One imagines long lunches, and hours spent beneath the shade of the trees...in your own private city oasis. Waterfall terrazzo stone benchtops are scattered with silvery sparkles and meet golden bronze tiled splashbacks within the elegant kitchen. An island floats central as banks of drawers and cabinetry create a spot for everything. There is an uninterrupted sociability within the dining/family area, here you can gather with family and friends as the chef of the home cooks up a feast, whilst still being able to join in on the conversations. The master bedroom is nicely sequestered, large and welcoming. There is an ensuite bathroom and walk-in-robe with customised joinery. Three additional bedrooms centre around a family bathroom with relaxing spa bathtub. Both bathrooms share a sumptuous materiality as full-height tiling shines in crisp white, with broad black borders, and bronzed floors. There is a distinct art-deco flair, with flashes of chrome and gorgeous moulded black stone basins, scattered with flecks of gold. The beautifully finished driveway stretches alongside perfectly clipped hedges with clusters of purple leafed plum trees, sweeping around to the double garage. There is plenty of additional storage within the garage, and an easy covered entry into the home via the internal laundry, with its harmonious, golden ceramic floors. Downer is an established, family-friendly suburb, with ample green spaces and close proximity to the lively Dickson and Braddon precincts. The home is close to Downer playing fields, Melba Street Park, and an easy stroll to the Downer Micro-Forest. The local Downer shops are not far, with its local favourite the Gang Gang Café and Bar. The home is walking distance to schools and public transport, including the light rail, whisking you straight to the CBD, which is an easy 13 minutes by car. features..beautiful four-bedroom ensuite home within the coveted inner-north suburb of Downer. front home of a lovely dual occupancy block. privately enclosed by mature shady trees. sheltered front porch with beautiful, patterned tiling. double ruby red front door with inlaid with lead-light glass. sweeping north facing living area with banks of glazing, including sliders that open to the porch and garden. paved alfresco dining stage within sunny front gardens. rich hardwood timber floors to all the lovely social arenas. stunning modern kitchen with waterfall stone benchtops, floating island, ample storage, including full-height pantries, Ariston oven, gas hob, rangehood and Bosch dishwasher. generous master bedroom with ensuite and walk-in-robe. three additional bedrooms with built-in-robos and leafy views. internal laundry opening to the outside .soft carpet to all bedrooms. linen Roman blinds .ducted RC air conditioning. long black paved driveway ushering to double garage with covered entry to the home and auto door. close to parkland, the off leash area for the puppies and the fabulous local shops and iconic 'Gang Gang' cafe. walking distance to the bustling Dickson precinct and within a short drive of the CBD and ANU. transport including the light rail is close by EER: 3.5 Land Size: 472m<sup>2</sup> Rates: \$4,325 approx. per annum Living: 147m<sup>2</sup> approx.