

**104 Atherton Street, Downer, ACT 2602**

LUTON

**Sold House**

Friday, 1 September 2023

104 Atherton Street, Downer, ACT 2602

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 789 m2**

**Type: House**



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## Contact agent

A home that sparks interest and evokes emotion, with an extension and renovation that is sympathetic to the original red brick style reminiscent of the area with the added benefits of a modern home, nestled amongst beautifully landscaped gardens that offer the very best in indoor/outdoor living. The single-level layout of the home benefits from large double glazed windows throughout, that offer a leafy outlook in the summer months, and abundant natural light to flow through in the cooler months when the leaves fall from the trees. The open-plan living area is the heart of the home and features warm spotted gum Hybrid Flooring throughout, a sandstone feature wall and free-standing gas fireplace that bring warmth and ambience to the space. The beautifully renovated kitchen looks like it is straight out of the pages of a magazine with custom concrete benchtops, Velux skylights overhead, timber detailing and quality appliances, with the added functionality of a combined walk-in pantry/laundry. The segregated main bedroom is a room you will never want to leave, with a fluted timber feature wall separating the room from the walk-in wardrobe, and an ensuite with custom cabinetry, dual NOOD concrete sinks, heated towel rails and underfloor heating. The other three bedrooms (or two plus study), two have built-in wardrobes and access to the luxurious main bathroom with a freestanding bathtub. With such divine interiors, the exterior elements of the home have a lot to live up to and they well and truly deliver. The 789m<sup>2</sup> block has been thoughtfully designed to utilise all the space on offer with fencing to secure the whole yard, which is surrounded by established hedging and trees to offer complete privacy. The covered entertaining OUTDURE deck is a seamless extension of the internal living areas, and with outdoor heat strips, lighting, a fan and a Vergola, it's the perfect space to enjoy year-round. There is also a firepit area and other corners of the yard that offer a quiet spot to enjoy a morning coffee and supervise the kids (who will be sure to love this garden!). Not only beautiful but also super functional, the home also features a 12kW solar system, 3 phase power, ducted gas heating, evaporative cooling, electric hot water system with heat pump, wall and ceiling insulation throughout, a four car oversized auto garage with internal house access via a functional mudroom plus drive through access and an abundant of off-street parking. This home presents a once in a lifetime opportunity with so much to love, and a lifestyle and location that is second to none. An absolute must to inspect. Features: - ? Fantastic Inner North location, close to the Dickson shopping precinct and the Light Rail - ? Extended and fully renovated home - ? Stunning, professionally landscaped and automatically irrigated gardens - ? Open-plan living with a gas fireplace and feature sandstone wall - ? Central kitchen with concrete benchtops and a breakfast bar - ? Large walk-in pantry/laundry - ? Segregated main bedroom with stunning oversized ensuite with underfloor heating and large walk-in wardrobe - ? Three additional (or two plus study) bedrooms - ? Hybrid timber flooring - ? Beautiful NZ wool carpet - ? Large main bathroom - ? Double glazed windows and doors - ? Insulated throughout - ? Electric hot water heat pump - ? 12kW solar system, 3 phase power - ? Ducted gas heating and evaporative cooling - ? Huge covered no maintenance OUTDURE deck - ? Firepit area - ? Secure yard, ideal for kids and four legged friends - ? In-ground trampoline - ? Four car auto garage with internal and drive-through access - ? Off-street parking - ? Rental appraisal of \$1,100-\$1,200 per week EER: 5 Land Size: 789m<sup>2</sup> Living Size: 158m<sup>2</sup> (approx.) Land Rates: \$4,070 p.a (approx.) Land Value: \$910,000 (approx.)