

11 Cotton Street, Downer, ACT 2602

LUTON

House For Sale

Wednesday, 12 June 2024

11 Cotton Street, Downer, ACT 2602

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 733 m2

Type: House



Aniko and Peter Carey
0261763466

Auction

This freshly presented, renovated home is situated on a block of approximately 733 m² with a north aspect to the rear, in a peaceful street only steps from a park and pre-school, a short walk to the Dickson restaurant and shopping precinct, and light rail stop! The home has excellent street appeal, from cedar framed windows furnished with honeycomb blinds and welcoming front deck with pergola, to the bagged finish on brickwork. Large boulders are a striking feature in the landscaping. The large, open plan living area is full of light, from full length windows in the formal lounge/dining area and cedar stacker doors from the north facing kitchen/family area, which open onto the rear entertaining deck. There is a wonderful free flow of living area onto decks at the front and back, while a rear paved area adds further outdoor living space. Fresh white decor throughout and attractive new flooring through open plan living and hallway add to the inviting feel. LED downlighting features through living areas, and comfort is maintained with ducted gas heating, ducted evaporative cooling and stylish honeycomb blinds. The spacious updated kitchen features streamlined stainless steel benchtops, including an island, a gas cooktop, AEG oven, Bosch dishwasher and a pantry. Brand new charcoal carpet and honeycomb blinds furnish all three generous bedrooms and the spacious master offers a wall of modern built-in robes. There is a separate laundry and large walk-in storage in the hallway. Deck and paved entertaining overlook the attractively landscaped rear garden, with a Claret Ash at the centre. Grassy play space is complemented by neat gravelled areas with two raised veggie beds, at the perfect height to double as outdoor seating. Two ponds add to the appeal of the setting, and there are a number of camellias and fruit trees. Behind the garage there are three timber composting bays and a water tank at the side of the house. Aside from the garage there is additional off-street parking at the front and on the driveway. The location is everything you could wish for in the Inner North. The park with a playground, and pre-school are only metres along the tree lined street, and it is just a short walk to the Dickson restaurant and shopping precinct, Downer Gang Gang cafe and light rail stop for a rapid trip into the City! UV: \$ 837,000 Rates: \$ 4,371.00 (approximately) Key Features

- Inviting renovated home offers spacious open plan living area with north aspect to the rear
- Ideal location in peaceful street steps to a park, playground and pre-school, a short walk to Dickson cafe and shopping precinct, and light rail stop
- Modernised street appeal with a welcoming front deck and pergola, cedar framed windows to living area furnished with honeycomb blinds, bagged finish on brickwork, complemented by easy care landscaping and feature boulders
- Fresh presentation with neutral white decor and brand new, attractive flooring extending through living areas and hallway
- LED downlighting through living areas
- Large, light filled open plan living area with full length windows in formal lounge and cedar stacker doors leading from north facing kitchen/family area onto the rear entertaining deck
- Free flow of living areas onto front and rear decks
- Spacious updated kitchen features stainless steel benchtops, including an island, gas cooktop, AEG oven, Bosch dishwasher and a pantry
- Ducted gas heating and ducted evaporative cooling
- Honeycomb blinds to living areas and all three bedrooms
- Brand new charcoal carpet furnishes bedrooms
- Generous master bedroom offers a wall of modern built-in robes
- Instantaneous gas hot water
- Bathroom includes a bath with shower
- Separate laundry and walk-in storage in hallway
- Rear deck and a paved entertaining area overlook attractively landscaped rear garden with grass and neat gravelled areas, two raised veggie beds, ponds and three composting bays, a number of fruit trees and camellias, water tank and a shade cloth shed
- Garden securely enclosed with Colorbond fencing
- Garage, with additional off-street parking at front and on driveway