

11 Edkins Street, Downer, ACT 2602

home by holly

Sold House

Saturday, 24 February 2024

11 Edkins Street, Downer, ACT 2602

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



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#soldbymcreynolds Extended home in a magic location facing directly onto parkland! 131m² approx. of living Leafy privacy is an understatement, as epic street trees and surrounding parkland create a private forest oasis right in the heart of the city. Flowing to both a sunbathed courtyard and wide sheltered veranda, this extended home combines a classic Canberra history with just a touch of relaxed Tuscan flair. The kids can step directly onto the parkland and run amuck, it really is an extension of your front yard. The entrance sequence is all magic garden, as a pink flowering oleander marks the almost invisible access to the long frontage. Round steppers traverse the length of the home, past an array of perennials, natives and flowering ground covers. There is a private driveway on one side ushering to a carport and single garage. We love the warm terracotta tiles that line the front veranda, the ships bell that announces arrival, and the row of hooks for hanging hats, brollies and coats. And the beautiful front door, set with brightly hued stained glass and bold brass knocker. The vintage notes are continued within the front living area, where a Victorian fireplace with mantle is a lovely focal point and warming spot to gather. There is an easy curvaceous flow to the formal dining area and kitchen, the living being very expansive, it is quite impressive. Northern sliders can be opened to sunlight and breezes, as the living area spills to a privately walled courtyard. This paved alfresco arena has a soothing Mediterranean feel, with its expansive views out to adjacent parkland and sheltering shade via a magnificent Manchurian pear. Bespoke timber glass cabinets are a feature of the long galley kitchen, with a large window overlooking the peaceful back yard. Earthy terrazzo stone benchtops marry with the warm neutral palette of the home, and the Tuscan tones...sage green and warm terracotta orange. Sweet salon doors with leadlight glass, usher through to the renovated laundry which opens onto the deep back veranda with sun blinds. One can picture themselves spending afternoons enjoying a glass of choice whilst taking in the sunsets. This afternoon suntrap is both sheltered and restful, stepping down to soft lawns and an array of flowering camelias, groundcovers and natives. Bedrooms are softened by a dappled garden light as large windows capture serene leafy views. Each bedroom has a built-in-robe and all three centre around a family bathroom with separate toilet. Three columns of glass bricks are exclamations of light, within the beautiful bathroom, elegantly finished in soft neutral tones and organic stone. Underpinning it all is the city lifestyle...stroll down to the local Gang Gang and enjoy a coffee and some house made buttermilk waffles. Gang Gang is one of the few intimate venues remaining, showcasing celebrated and innovative musicians and hosting sociable trivia nights and fab flea markets. The Dickson precinct is moments away for essential services, shopping and international cuisine. The home is not far to Downer playing fields, Melba Street Park, Downer Micro-Forest along with a great choice of local private and public schools. Transport is close by, including the light rail, whisking you straight to the CBD, which is also an easy drive by car. features..gorgeous extended three-bedroom home flanking parkland in peaceful Downer. 131m² approx. of living. large than the average three beddie home with additional living. enveloped in lush gardens with sheltering mature trees. expansive circular living, dining and kitchen opening to private northern courtyard. corner courtyard with high rendered walls overlooking parkland. deep shady front veranda with green garden views. front living area with Victorian fireplace and mantle. sunny dining area. large updated galley style kitchen with garden views, stone benchtops, tiled splashback, ample cabinetry including bespoke timber glass cabinets, electric cooktop, rangehood, Westinghouse wall oven and Bosch dishwasher. internal laundry opening to deep sheltered western veranda. three peaceful bedrooms with leafy views and built-in robes. updated family bathroom with bathtub and separate toilet. linen closet. ducted gas heating. RC air conditioning in the living area. quality curtains with heavy duty ones to the northern side of the living and extra blinds. blinds to the rear deck - ideal for enclosing this space on the warmer afternoons. security doors. private driveway ushering to the carport and garage. screened utility area. ideally located within walking distance of the Downer shops and the famous Gang Gang Café and Bar. take a walk to EPIC where the Farmers Markets are held each Saturday. moments from the bustling Dickson and Braddon precincts. close to transport including the light rail and within an easy drive of the CBD and ANUEER: 0 Land Size: 750m² approx. Land Value: \$849,000 approx. Rates: \$4,427 approx. per annum