

126 Atherton Street, Downer, ACT 2602

home by holly

Sold House

Sunday, 24 September 2023

126 Atherton Street, Downer, ACT 2602

Bedrooms: 3

Bathrooms: 1

Area: 743 m2

Type: House



Jenny McReynolds
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Cris O'Brien
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\$1,252,000

#soldbymcreynolds #soldbycris \$1,252,000 Set on a lovely, leafy block in a super convenient location is this delightful extended three-bedroom home that is sure to impress from the moment you arrive and then step inside. Cleverly designed to create pleasant separate living spaces that capture the northern sunshine, this home with an energy rating of 4 stars just feels good, with its warmth and charm setting it apart from the rest. All the hard work has been done with the home being upgraded throughout, you can simply just move into and enjoy the wonderful lifestyle on offer. The first living area with stunning hardwood floors comprises of the combined lounge and dining, from here you move through to the lovely open plan kitchen and family area. The large, updated kitchen features gas cooking, a dishwasher plus plenty of storage and bench space, the chef of the home will be in a happy place whilst still being able to interact with family and friends. The family room opens directly out onto a private courtyard area, here you can enjoy alfresco dining or simply soaking up the sunshine, there is plenty of space to cater for several people. The three bedrooms also feature lovely timber floors with two boasting built-in robes. Both the bathroom and laundry have been recently renovated and you have the luxury of evaporative cooling, ducted gas heating and excellent insulation to keep you in absolute comfort all year round. Step out to the rear of the home onto the stunning covered deck, this fabulous area overlooks the glorious rear yard and established gardens and is the perfect place for entertaining or a great play area for the kids to ride their bikes or run around, it is just delightful. Take a walk to the fabulous Downer, Dickson or Watson shopping centres where you can enjoy a drink and a bite to eat at the wonderful cafes that you have to choose from. A short stroll will take you to the light rail, a great choice of local schools, the Catholic University, walking trails and ovals with bus transport close by. You will find yourself within only minutes of the City Centre, sporting facilities and Universities. It doesn't get much more convenient than this! features.. lovely extended and renovated three-bedroom home. immaculate presentation and condition. bathed in light and sunshine. warm and inviting with a fabulous feel. fabulous mix of indoor and outdoor living spaces. lounge/dining and family rooms. upgraded kitchen with gas cooking, dishwasher plus abundant storage and bench space. excellent energy rating of 4 stars. wall and ceiling insulation. ducted gas heating and evaporative cooling. instantaneous hot water. hardwood timber floors to the living area. timber floors to the bedrooms. built-in robes to two bedrooms. lovely renovated bathroom and laundry. private front courtyard and expansive covered timber deck - glorious outdoor entertaining spaces. surrounded by private leafy established gardens. veggie gardens. 5000 litre water tank with a pump. off-street parking and utility areas with two driveways. friendly neighbourhood. positioned within just a short stroll of the light rail. easy walk to the local Downer, Dickson and Watson shops, a great choice of schools and the Australian Catholic University. close to Epic where the popular farmer's markets are held each Saturday. enjoy the local walking and bike trails. moments to City Centre, Universities and sporting facilities EER: 4 Living: 126m² approx. Land size: 743m² approx. Rates: \$4,288 approx. per annum