

14/90 Blacket Street, Downer, ACT 2602

Sold Townhouse

Monday, 14 August 2023

14/90 Blacket Street, Downer, ACT 2602

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



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\$620,000

Introducing an exquisite residential gem nestled in the heart of the inner north, this boutique complex offers a tightly held sanctuary on a leafy, quiet street. Bathed in natural light that floods through its windows, this home captures the essence of tranquillity and warmth. Designed with both comfort and practicality in mind, this home boasts front and back yards, complete with a rear dog door and lush grass yard at the rear and paved entrance area, the perfect spot for a morning coffee and croissant. Inside, you'll discover the kitchen and living area offer a lovely outlook onto both courtyards, providing a delightful view throughout the day. Exploiting the favourable northern orientation, the space features tall, double-glazed windows that stretch from floor to ceiling, welcoming ample natural light. The front blinds have been upgraded with an electric system to welcome sunlight or block out the cold. The kitchen design seamlessly incorporates a stone-topped island under stylish pendant lights, complete with a practical double sink and a handy Zip hydro tap. Stylish AEG appliances, a pantry, and ample cupboard space further enhance the functionality of the kitchen. Additionally, a neatly tucked European laundry contributes to a streamlined effect within this area. Upstairs, you'll discover a generously sized main room with lovely leafy views that easily accommodates a queen bed and a spacious desk, making it perfect for those who require a home office setup or space for their creative pursuits. The second bedroom offers versatility, whether it serves as a dedicated work-from-home study, a guest room, a child's bedroom, or even an opportunity for rental income. Convenience is key, as this property is situated just a stone's throw away from the vibrant Dickson dining and shopping precinct, as well as the charming Downer shops and the popular cafe, Gang Gang. Additionally, easy access to the nearby light rail ensures seamless connectivity to the wider city. Embrace the charm and convenience of this meticulously crafted residence, where modern comforts meet the serenity of a quiet, tree-lined street in a small complex.

Features:

- 2 generous courtyards
- Double glazed windows
- Modern design
- Boutique complex
- Electric front blinds
- Alarm system
- European laundry
- NW aspect
- Secure basement car park with storage
- Oak staircase
- Zip hydro tap-boiling and chilled
- 3 x Fujitsu reverse cycle heating and cooling units
- Leafy quiet street

Around the area:

- 7-minute walk to Dickson shops
- 9-minute walk to Downer shops
- 11-minute walk to Northbourne light rail stop
- 8-minute drive to Braddon
- 9-minute drive to the Canberra Centre
- Lyneham primary and Lyneham high school priority zone
- Close to Lyneham, Downer and Dickson playing fields
- Close to bus stops

Essentials:

- EER: 6
- Living size: 69m²
- Front courtyard: 30m²
- Back courtyard: 25m²
- Built in 2016
- 16 townhouses in complex
- Rates: \$2,156.18p.a
- Land Tax: \$2,156.18p.a
- Strata Company: Bridge Strata
- Strata Levies: \$1,657.60p.a
- Rental Estimate: \$590-\$610 per week