

# 14 Padbury Street, Downer, ACT 2602

home by holly

## House For Sale

Sunday, 8 October 2023

14 Padbury Street, Downer, ACT 2602

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 763 m2

Type: House



Sally Strang + Ash Costello  
0491850701



Ash Costello  
0491850701

**\$1,300,000+**

Sometimes the universe presents opportunities to alter the trajectory of our lives. It might be a job advertisement, a holiday recommendation, or finding the listing of your perfect future home. Learning to embrace life's offerings of change can have a profoundly positive impact on our lives, particularly those that come at exactly the right time... and place. Renowned for its gorgeous tree-lined streets and proximity to Dickson and Canberra City, it's easy to feel the gravitational pull towards Downer. Quintessentially 'inner north' and nestled in one in of Canberra's most sought-after suburbs, 14 Padbury Street is simply divine. On the market in time for summer, this stunning home is the epitome of enviable lifestyle, perfectly melded with adaptable flexibility. Lovingly refreshed, this 3-bedroom, ensuite family home wonderfully maintains an abundance of character and its truly authentic feel. Private and peaceful, yet ready to play host to pool parties, family gatherings and school holiday summer fun, the versatile configuration will easily become your perfect forever home. The functional, open plan kitchen and family room flow into a formal lounge, dining/sunroom where classic, raked ceilings draw the eye's attention. This space is an absolute delight, with a fully glass feature wall that looks out to the rear garden and pool area. Quite simply, this is sunroom perfection. The covered pergola is the perfect setting for leisurely breakfasts, family BBQs and celebratory gatherings - whatever the weather. The adaptable studio with kitchenette is limited only by your imagination and features high ceilings, large windows, and plenty of natural light. With separate access, it's a great space for your home gym, yoga/art studio or teenager retreat. It would also make an incredible pool-side cocktail bar and cabana for manifesting all the #summervibes. It's an easy walk to experience the culinary delights of Dickson and the ever-vibrant Braddon is a short trip down Northbourne Avenue, via light rail. Closer to home, the Downer shops is famous for their wholesome community atmosphere. The thriving local community is the very best Canberra has to offer with the Gang Gang Café's great food, live music, trivia, and regular community flea markets. features beautifully presented family home positioned on oak tree-lined Padbury Street sun-filled, open plan kitchen/family room fully updated kitchen with Miele dishwasher, Westinghouse oven and island bench Separate lounge and dining/sunroom with striking raked ceilings and feature glass wall three bedrooms, all with built-in robes master bedroom with feature picture window and ensuite ducted gas heating & reverse cycle air-conditioning comfortable year round with cross ventilation in summer and snug in cooler months freshly painted inside and out new carpets in the bedrooms and the magnificent sunroom double lock up garage (auto) with internal access and generous storage overhang sparkling new self cleaning salt-water swimming pool with lighting, glass fencing and basketball hoop studio/pool house with kitchenette and toilet (unapproved) established low maintenance garden both front and back enclosed rear yard, perfect for a dog and a place for kids to play before they refresh in the pool foxtel dish is installed on the roof. 5 minute stroll either to the new Dickson Village and Asian Restaurant or the Swinden Street light rail station - no need to find or pay for parking. less than 10 minutes into the city centre mini driveway in the front garden for motorcycles and bikes. eer: 1 living size: 148m<sup>2</sup> (main house) land size: 763m<sup>2</sup> land value: \$849,000 rates: \$4,424 The information contained in this advertisement is derived from sources we deem reliable. However; we cannot provide any guarantees or warranties regarding the information supplied. Buyers are encouraged to conduct and rely exclusively on their own enquiries.