

141 Atherton Street, Downer, ACT 2602

LUTON

House For Sale

Thursday, 16 May 2024

141 Atherton Street, Downer, ACT 2602

Bedrooms: 3

Bathrooms: 1

Area: 643 m2

Type: House



Aniko and Peter Carey
0261763466

Auction

Architect renovated with high end finishes and bathed in light from the northerly aspect, this inviting home is situated in an enviable location on a block of approximately 643 m², only a short walk to cafes in Downer, Dickson and Watson, parks, ovals, Majura primary and Lyneham high schools, and a light rail stop! The exterior features an attractive bagged finish and mature gardens screen the home. Striking Tasmanian Oak parquetry flooring is a standout feature, extending from the open plan living area through hallway and all bedrooms, complemented by neutral white decor. Double glazing features throughout, and sunlight pours into the north facing lounge over cooler months through full length windows imported from Germany, which have a tilt-and-turn function. These are furnished with honeycomb blinds all through living areas and bedrooms. As well there is ceiling insulation and ten solar panels. Slimline Nobo electric wall heaters ensure comfort in open plan living areas, bathroom and bedrooms. The stunning new kitchen showcases stone benchtops, Fisher and Paykel induction cooktop, oven and dishwasher, while the kitchen and dining areas enjoy a private garden outlook. Bathed in sunlight, and featuring the beautiful flooring, the generous master bedroom is an inviting space and offers a wall of new built-in robes. The second bedroom has a built-in robe and a window seat, while the third features built-in shelving. The cleverly designed new bathroom maximises space, offering a bath and shower area. The updated laundry features a wall of storage, double glazed door to the garden and leads to a powder room. The private, level rear garden has an ideal northerly aspect and it is easy to imagine a huge entertaining deck in this space. In the rear garden there is an architect designed small studio with perfect north-east orientation, wall and ceiling insulation and power, ideal as a home office, playroom or spare bedroom for guests. This ideal peaceful location is within a short walk of Gang Gang cafe, Watson cafe and shops, Majura Primary, Lyneham High, Dickson College, parks and ovals, Mt. Majura nature trails, while the light rail stop is nearby, for a rapid trip to the Dickson restaurant and shopping precinct, Farmers' market and City centre!

Key Features

- Architect full-service renovation of light filled and inviting home showcasing high end finishes and inclusions
- Peaceful, ideal location, a short walk to Downer, Dickson and Watson cafes, parks and a light rail stop
- Toasty warm in winter and cool in summer, the house has a perfect rear orientation to the north and has no exposure to western sun, with the kitchen facing south, ensuring it is always cool in summer, with a view to the leafy garden and street
- Attractive bagged finish to exterior, screened by mature gardens all around
- Striking Tasmanian Oak parquetry flooring a highlight, extending from the open plan living area through hallway and all bedrooms, complemented by neutral white decor
- Double glazing features throughout, and sunlight pours into the lounge over cooler months through full length windows imported from Europe, which have a tilt-and-turn function
- Honeycomb blinds furnish all windows through living areas and bedrooms
- Ceiling and some wall insulation, with original pine flooring underneath solid parquetry flooring
- Slimline Nobo wall heaters to lounge and dining areas, all bedrooms, bathroom and powder room
- Ten solar panels
- Stunning new kitchen showcases stone benchtops, Fisher and Paykel induction cooktop, oven and dishwasher
- Spacious master bedroom bathed in sunlight offers a wall of new built-in robes, with robe and window seat to second, and built-in shelving to third
- Thoughtfully designed new bathroom offers a bath and a shower area, and a recessed built-in cabinet
- Renovated laundry features a wall of storage, a double glazed door to garden and powder room with a slimline wall heater
- Large, level rear garden of approximately 304 m², with sunny north aspect
- New PVC pipes to rear garden installed in 2020
- Purpose-built studio, with Colorbond cladding, wall and ceiling insulation, good natural light and power, offering flexibility of uses, such as a home office or rumpus
- Superb peaceful location is within a short walk of Gang Gang cafe, Watson cafe and shops, Majura Primary, parks and ovals, Mt. Majura nature trails and a light rail stop for a rapid trip to the Farmers' market, Dickson restaurant and shopping precinct, and the City centre

Rates :
\$ 4,296.00UV: \$ 809,000