

170 Atherton Street, Downer, ACT 2602

home by holly

Sold House

Friday, 15 March 2024

170 Atherton Street, Downer, ACT 2602

Bedrooms: 3

Bathrooms: 1

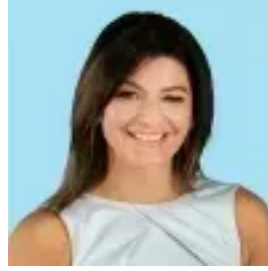
Parkings: 1

Area: 750 m2

Type: House



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\$1,180,000

#soldbymcreynolds #soldbycris \$1,180,000 Polished yet relaxed, with a fluid spatial array, this home has a lovely immersive quality...steeped in garden tranquillity, birdsong and blue skies. There is a blessing of light and absolute privacy as green garden walls hold and enclose, the vast open-air deck informed by established trees and glorious north-eastern light. This classic mixed brick, vintage home has been lovingly updated, artfully combining the old with the new. The palette is all soothing whites with pops of warming neutral tones. A clever floor plan houses social arenas that flow each-to-each, spilling to decks and beautiful gardens. Within warm ash floors flow underfoot, as living, dining, and kitchen flow together in a circular loop. Timber sliders float the green hues of the garden within, the front living space drifting effortlessly to the expansive deck. There is a blessing of continuous light as the room expands to incorporate the open-air alfresco stage. The dining space shares a wonderful open sociability with the kitchen, as banks of windows capture morning light. Stone worktops meet tiled splashbacks inlaid with pretty rows of mosaics. The cabinetry in muted organic flint, providing ample storage with open wine racks and high hanging glass cabinets. We love the large picture window above the sink, capturing the colours of the garden, and the adjacency of the laundry that flows to the elevated rear deck. Large windows capture cooling tree-ferns within the welcoming master bedroom, with its wall of built-in-robies for seamless storage. Two additional bedrooms, both with built-in-cabinetry, welcome leafy views. The spacious family bathroom is finished in floor-to-ceiling white tiling, with matt-black flooring, and feature mosaic, echoing the design notes of the kitchen. A beautiful walnut tree casts dappled shade across soft lawns, as fenced walls are edged with beautiful plantings, including a prolific fig and mandarin tree plus a meandering pumpkin vine. The sheltered deck presiding over the large back garden...the place to be on hotter days, enjoying a cold drink or two, watching the kids and pets at play. Atherton is a ranging loop street that circles parkland and the pre-school, placing you close to both Downer and Watson shops and the treed expanse of Watson Woodlands. The home is screened by a magnificent pittosporum hedge, sheltered by the reaching arms of an age-old golden ash. There is a long private driveway that ushers to an open pergola and large single garage. Garden steppers are edged with hydrangeas and glorious tree ferns, inviting to the wide timber front door with sidelights. Underpinning it all is the city lifestyle...being able to stroll to the local and hang alfresco at Gang Gang enjoying a coffee and 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. You are also within easy reach of the much-loved Watson shops where you can dine at the Knox Café or enjoy a bite to eat at Lola and Lola. The revamped Dickson precinct is moments away for essential services, shopping and international cuisine. The home is handy to Burn and Tardent Street Playgrounds and it is not far to either the Downer or Watson Micro-Forests. You will find yourself within walking distance to an excellent choice of schools, local pre-school and transport, including the light rail, whisking you straight to the CBD, which is an easy drive by car. .features .gorgeous privately built three-bedroom home in the heart of the coveted inner-north.wonderful connection to outdoors with a lovely flow to decks on two sides .circular flowing living, dining, and kitchen.front living area opening to vast north-eastern timber deck .dining space with open sociability to kitchen.contemporary kitchen with stone worktops, ample cabinetry, gas hob, wall oven and dishwasher .covered deck to the rear.three bedrooms including large master all featuring built-in-robies.lovely family bathroom with floor-to-ceiling tiling and relaxing bathtub.renovated internal laundry opening to rear deck and garden.original ash timber floors.downlights.reverse cycle split system to the living room.ducted heating .ceiling fans.Roman blinds.private driveway, open pergola and large single garage.garden shed.sheltered and shaded by established gardens teeming with lush green plantings .ideally located close to playgrounds, the pre-school, local schools, micro-forest and local woodlands.handy to Downer and Watson shops and the popular Gang Gang Café and Bar.moments from the bustling Dickson and Braddon precincts.close to transport including the light rail and stone's throw from the CBD and ANUEER: 1Block Size: 750m2Land Value: \$849,000Rates: \$4,427 approx. per annum