

182a Atherton Street, Downer, ACT 2602

home by holly

Sold House

Friday, 11 August 2023

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Bedrooms: 3

Bathrooms: 1

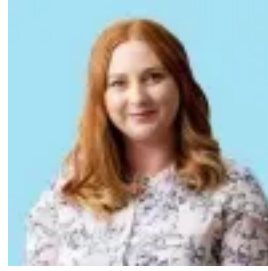
Parkings: 1

Area: 363 m2

Type: House



Holly Komorowski
0491850701



Tenille Paul
0491850701

\$815,000

#soldbyholly \$815,000 There is an utter loveliness to this heart-felt space, the clean lines, timber windows, light timber flooring extend an invitational simplicity and grace. The paired back interior with its minimalist flair is the perfect stage for loved mid-century pieces, art, collectibles. Sitting pretty behind undulations of native plantings, this gorgeous three-bedroom home, extends a warm welcome with its shady front veranda, sunny yellow door. Awash with light, the neutral scheme heralds a serene modern air while artfully maintaining its soulful charm. The house opens to the rear to sun-drenched deck, ideal for alfresco communion within the peaceful north facing garden. The distinctive low form - terracotta roof, red brick, timber panelling and pretty white windows - paints a graceful picture framed by the deep front garden. To the left a private driveway ushers to sheltered carport. Bush rock, natural steppers, and array of beautiful native fauna, compliments and soothes, nodding to the nearby sweeping bushland of Mount Majura reserve. The cheery front door opens to the airy, east facing living room that flows to kitchen and dining. Large windows enhance the spatial quality, flooding the core of the home with light and gifting textural, colourful vistas to landscape. There is a nice connectivity to community with the view extending across the front garden and beyond, to the stately gums that line the street. The bright white kitchen, dining is enhanced by both northern and western light. Open and spacious it also includes banks of storage, striking black countertops and lovely aspect from the sink to leafy back garden. A hallway leads to three welcoming bedrooms that capture the changing moods and colours of verdant views. The master extends banks of mirrored cabinetry for seamless storage and a ceiling fan for those warm summer nights. All sunny bedrooms are softened by beautiful linen roman blinds and are amenable to an elegant family bathroom. A sunny stage for dining with family and friends, the deck enjoys an elevated aspect, privatised by trees and stepping down to soft lawn. Brimming with potential for a green-thumb, one could easily re-imagine the simple scheme, creating your own thriving and diverse oasis, right in the heart of the city. Part of the famous 400 series, this iconic ex-govie is an integral part of Canberra's history. Some of the first government housings were built in Downer and these original 1960s homes share a characteristic lightness and balance, a warm integrity. Atherton Street occupies a superb position within the coveted inner north, minutes from the thriving Dickson and Braddon precincts, and just a few steps from parks, wetlands, walking trails; whisper close to the CBD. Features. nestled in a quiet, leafy, established location. light-filled interiors with large windows throughout. lovely covered front and back deck, the perfect spot to sit and enjoy the sun. floating timber floors. reverse cycle air conditioning to both the living area and master bedroom. ceiling fans to both the living area and master bedroom. lovely kitchen with dishwasher, oven and electric stove top. two bedrooms with inbuilt wardrobes. third bedroom/study with french doors and skylight. spacious bathroom. linen cupboard. seperate laundry with external access. grassy backyard, perfect for kids and pets. single carport and plenty of off street parking. 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. FINE DETAILS (all approximate): Land size: 363 m² Build size: 102m² EER: 3.5 Zoning: RZ1 Build year: 1964 Rates: \$2934.84 Land tax: \$4,618.98 UV: \$600,000 Rent Opinion: \$600 - \$650 p/wk