

19 Durack Street, Downer, ACT 2602

home by holly

House For Sale

Friday, 9 February 2024

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Bedrooms: 3

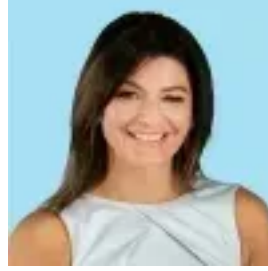
Bathrooms: 2

Parkings: 2

Type: House



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\$1,475,000 +

Magic home in a dream location – take a breath and savour what's on offer! An exquisite renovation and extension has completely transformed this 1960s home into an elegant three bedroom, two bathroom residence with a lovely living arrangement and magic flow to the outdoors. The open plan design is animated by garden vistas, as the kitchen floats central, finished in a stunning palette of dove grey, with signature deep drawers and smooth rustic counter tops. Resting on a tree-lined street in one of Downers most prized locations, the home is set back behind a beautifully paved arena that provides plenty of parking options, including a gated two car tandem garage with internal access. Large stone edge beds, teeming with an array of beautiful plantings, as vines twine pergolas on both sides of the home. A slender front deck accentuates the flat linear modernist form with its neatly aligned awning windows in midnight black. Two potted magnolias flank the handsome front door, set with twin sidelights. Within Tassie oak flooring flows underfoot and the home provides a fabulous light and airy feel, you will be instantly captivated by what you see. A wonderful spatial arrangement places the new kitchen front and centre. On one side a cosy living area is warmed by a slow combustion fuel stove, set within a granite hearth. Walls of glass sliders to the left, welcome light and allow the space to naturally spill out to the deck and gardens where you enjoy the stunning setting, especially during those warmer months, this area can cater for the largest of gatherings. Inside the home we love the kit-kat tiling in the kitchen with its textural note continued through to the butler's pantry filled with extra storage, including timber shelving for display, a sink, wine fridge and dishwasher. Quality stainless-steel appliances from Smeg take care of culinary creativity as the L-shaped kitchen perfectly frames a sociable dining space, where doors can be opened to a cross flow of breezes from both the front and rear gardens. A slender hall ushers past the renovated laundry and onwards to two elegant bedrooms with large windows that capture painterly garden scenes. The master flows to an enormous walk-in-robe that incorporates a clever office nook, with floor to ceiling window welcoming daylight. The second bedroom has a built-in-robe for seamless storage and both spacious rooms centre around a beautifully renovated family bathroom with a tub and rain shower. The third bedroom is nicely sequestered on the opposing side of the home and sits adjacent to a second bathroom. This unique arrangement offers a desirable removed privacy, creating a range of options - guest room, teen retreat, inter-generational living or alternative master bedroom. Spacious decking gives way to steps that usher to sweet garden paths and a gabion seat topped with timber slab beneath the reaching arms of a magnificent Chinese elm. Private courtyard spaces, soft lawn, raised vegetable beds and a rich canopy of perennials, exotics and natives all combine to create a garden of intrigue and soothing organic peace. Underpinning it all is the lifestyle...stroll to the local and enjoy a bite to eat or relaxing beverage at the popular Gang Gang café and Bar. Gang Gang is one of the few intimate venues remaining, showcasing celebrated and innovative musicians and hosting sociable trivia nights and fab flea markets. The Dickson precinct is moments away for essential services, shopping and international cuisine. Explore the boutique shops of Braddon, grabbing some sourdough from Sonoma or perhaps a night out, at one of the many restaurants and bars. And the area is rich in parklands with Downer playing fields, Melba Street Park, Downer Micro-Forest and the walking trails of Mt Majura and Mt Ainslie, all close to hand. The home is walking distance to schools and transport, including the light rail, whisking you straight to the CBD. features..beautiful renovated and extended three-bedroom two bathroom family home in coveted Downer.set in one of Downer's most sought after streets where the trees form a canopy from one end to the other.light filled and spacious with an exceptional feel.open plan kitchen dining and living flowing to the large deck and gardens.stunning new kitchen with banks of large drawers for convenient storage, kit-kat tiled splashback and stainless-steel appliances from Smeg.adjacent butler's pantry with added storage, open timber shelving, wine fridge, sink and dishwasher.master bedroom with walk-in-robe combined office nook – perfect for working from home.second bedroom with mirrored built-in-robe.family bathroom with a tub and rain shower.third bedroom with mirrored built-in-robe.adjacent second bathroom.internal laundry with storage and direct access to rear garden.Tassie oak flooring.slow combustion wood fire.reverse cycle AC unit.solar array.two interior solar skylights.plantation shutters.Crimsafe security doors.instantaneous hot water.tandem two car garage with auto-roller door and internal access.beautifully landscaped gardens with a layering of spaces including deck, lawn and shady courtyards sheltered by pergolas on each side of the home.ideally located moments to parklands, Downer shops and the famous Gang Gang Café and Bar.moments from the bustling Dickson and Braddon precincts.close to transport including the light rail and an easy drive from the CBD and ANUEER: 3Rates: \$4,282 approx. per annumLand Value: \$817,000