

# 2/9 Banfield Street, Downer, ACT 2602

## Sold Duplex/Semi-detached

Friday, 15 September 2023



2/9 Banfield Street, Downer, ACT 2602

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 107 m2**

**Type:**

**Duplex/Semi-detached**



Lauren Laing  
0423349566



Ben Wilson  
0420375976

**\$867,500**

This property is scheduled to go to Auction at our Collective Auction Spring Floriade event When. Sunday 8th October 2023 Where. Tulip Stage at Floriade Time. Doors open at 11.30am. Auctions start at 11.50am. Welcome to 2/9 Banfield Street, Downer, where comfort and convenience effortlessly come together. This delightful single-level home is tailor-made for those seeking a relaxed and easy lifestyle. It's the ideal haven for those looking for a well-considered downsize or those looking to secure their first property purchase in a perfect Inner North location. Step inside, and you'll immediately feel the warmth of a north-facing living area, bathed in sunlight throughout the day, creating a bright and inviting space for you and your family to enjoy. The central kitchen, also light filled, boasts a generously sized stone-topped island bench – a culinary enthusiast's dream! Additionally, this area offers a perfect casual dining space, complementing the segregated dedicated dining area with a built-in bench, perfect for gathering family and friends. The master bedroom, complete with an ensuite, provides a spacious and comfortable retreat. All three bedrooms have been enhanced with brand new carpets, bringing a luxurious feel to these spaces. Step outside from the living room to discover the covered entertaining area within an enclosed garden – the ideal setting for alfresco dining, relaxation, and a safe haven for children and pets to play. Further enhancing the appeal of this home, you'll find a separate laundry room and multiple storage solutions, ensuring that everything has its designated place, making organization a breeze while adding convenience and functionality. Location is perfect with Downer boasting the ever-popular Gang Gang Cafe, which will become your go-to spot for morning coffee or an evening pizza with a glass of wine. The nearby light rail stop, just a short walk away, connects you seamlessly to the heart of the city, making any commute a breeze. This property truly offers the best of both worlds – a peaceful and charming neighbourhood combined with easy access to all the amenities and entertainment that Canberra has to offer. Don't miss out on the opportunity to make this lovely house into your new cherished home.

The Perks: • 3 bedroom, 2 bathroom single level dual occupancy home. • Coded lock at the entry door. • Single garage with laundry room attached and internal access. • North facing living/dining/kitchen area. • Generous island bench with stone benchtop. • Gas cooking, electric oven and dishwasher • New carpets in all the bedrooms. • Ducted reverse cycle heating and cooling. • Evaporative cooling. • Solar panels. • Quality window furnishings throughout. • Under tile floor heating throughout the main living. • Updated vanity in ensuite. • Built in robes in two of the bedrooms. • Feature track lighting above kitchen bench. • Coffee nook area. The Location: • Downer Shops – 2 mins by car • Phillip Avenue Light Rail Stop – 5 mins walk • Dickson shopping precinct – 4 mins by car • Canberra CBD – 12 mins by car

The Numbers: • Living: 107m<sup>2</sup> • Block size: 411m<sup>2</sup> • Build year: 1994 • EER rating: 5.5 Stars • Rates: \$865 p.q