

25/20 Bradfield Street, Downer, ACT 2602

home by holly

Apartment For Sale

Tuesday, 21 November 2023

25/20 Bradfield Street, Downer, ACT 2602

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



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\$770,000+

This effortless apartment flows to the sheltered balcony with elevated views across playing fields. The modern interior employs a soothing palette of soft neutrals with pops of warm timber and stone, in a nod to the Canberra bushland surrounds. Pedestrian pathways link to the famous Gang Gang Café and Bar and Downer shops with Melba Street Park an easy walk away. Handy to the Dickson and Braddon precincts, the home is well positioned to enjoy the creative offerings of the city. The Bradfield was designed by AMC Architecture, an award winning firm known for transforming urban sites into beautiful and sustainable buildings. The mix of apartments and townhouses reflect the surrounding heritage vibes of old Downer, with their combo of red brick, simply pitched roofs. The apartment blocks subtly nod to modernism, with clean lines and shadow cladding used to textural effect. The "old school courtyard" has been retained and now floats central as a beautifully landscaped arena. There are several communal areas designed to foster community. There is a wonderful quality of light throughout as walls of glazing welcome sunshine and sky, easy drift to balcony. Designed with entertaining in mind, the social area is arranged in an open plan with spacious living and dining sharing a nice conversational mood with the kitchen. Honeyed timber look floors flow underfoot, and the bespoke kitchen employs a generous breakfast bar for relaxed togetherness. Banks of warm timber cabinetry meet white stone counters as luxe stainless-steel appliances make light work of cooking. One imagines spending a lot of time in the summer months, lounging on the deep balcony, spending precious time communing with friends, as the sun fades over the fields. The master bedroom drifts to private terrace for more reflective moments. There is a wall of robes and an ensuite bathroom beautifully appointed with wall-hung vanity and frameless glass shower. Two additional bedrooms enjoy elevated views, built-in robes and centre around a family bathroom with relaxing tub. Akin to the ensuite the family bathroom is predominately executed in white and stone floor to ceiling tiling which complements the concordant pop of the timber vanity. Underpinning it all is the city lifestyle...stroll to the Gang Gang café enjoy a coffee and house made buttermilk waffles. Gang Gang café is one of the few intimate venues remaining, showcasing celebrated and innovative musicians and hosting sociable trivia nights and fab flea markets. Explore the boutique shops of Braddon, grabbing some sourdough from Sonoma or perhaps a night out, at one of the many restaurants and bars. The Dickson precinct is moments away for essential services, shopping and international cuisine. And the area is rich in parklands with Downer playing fields, Melba Street Park, Downer Micro-Forest and the walking trails of 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, which is an easy 13 minutes by car.

features..beautifully appointed three-bedroom apartment, offering 103sqm living, designed by award winning AMC Architecture. situated in the heart of Downer in the Bradfield Residences. open plan quality kitchen with custom joinery, stone bench tops, induction cooking, externally ducted range hood, ample storage. light filled and spacious open living and dining flowing to sheltered balcony .double glazed windows throughout. three spacious bedrooms all with built in robes, the master with ensuite and private balcony. additional bathroom with tub. European laundry. excellent storage. two secure side by side carparks and storage cage. reverse cycle heating and cooling to the living and main bedroom. electric hot water system. large open areas of green space and pretty communal gardens. two minute walk to Downer shops, with Gang Gang Café..close proximity to Dickson Shopping precinct, cafes, restaurants and bars, highly regarded schools, parks and ovals, and nature reserves. close to transport including the light rail and stone's throw from the CBD and ANUEER: 6 Rates: \$1,465.00 pa (approx) Body Corporate: \$1,320.00 pq (approx) Land tax: \$1,660.00 pa (approx) Living: 103m²

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