

25b Tardent Street, Downer, ACT 2602

home by holly

Sold House

Wednesday, 6 December 2023

25b Tardent Street, Downer, ACT 2602

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



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\$940,000

#soldbymcreyolds #soldbycris \$940,000 Tucked away and profoundly private, the home extends a rare quality of quietude and is enclosed by greenery and established easy-care gardens. A light drenched, open living area drifts to the delightful sheltered alfresco entertaining space, here you can enjoy relaxing and dining in complete privacy. Invisible from the street, this beautifully accommodating three-bedroom ensuite home, is nestled at the back of a dual occupancy block with a long driveway leading to the garage and additional parking bay. Established trees shelter and shade and well clipped hedges immerse the home in a forest of green. The coveted inner-north locale extends a blissful quiet while being excellently placed close to parks, cafes and the buzzing night life of Braddon and the CBD. Open and airy the home feels peacefully simple and authentic with its neutral palette, long elegant social space and nice circular flow to the kitchen. Full height sliders and large windows capture breezes from the fragrant gardens which gift a tranquil focal point. The flexible combined living, dining and additional sitting nook, allows for family members to be together and slightly apart, to celebrate, share and relax all in the one light drenched area. There is enough space here, to easily accommodate family and friends – dinner parties, informal gatherings, spilling into garden and the alfresco dining area. The large modern kitchen is designed for the family who love to cook together with its spatiality and generous hardwearing black stone counter tops. A large window above the sink takes in views to the courtyard and banks of warm timber look cabinetry takes care of your storage needs. Sleek stainless-steel appliances add to the elegant, timeless appeal. The bedrooms are private and restful, all with leafy outlooks. The master bedroom with ensuite and walk-in-robe, overlooks a delightful shade garden with a weeping maple and textural plantings, laid out beneath a magnificent oak. The remaining two bedrooms centre around a modern family bathroom with a tub and adjacent laundry. The garage provides the option to be utilised as either a creative studio or secure parking with internal access to the home, depending on your needs. The timber doors can be flung open to sunshine and garden. Downer is an established, family-friendly suburb, with ample green spaces and close proximity to the lively Dickson and Braddon precincts. The home is close to the Tardent St Playground and also within close proximity of the oval, where the kids and pets can run amuck. Downer shops are an easy stroll away, with local favourites including - Peter's Wine Shop and the Gang Gang Café and Bar. It is not far to EPIC and the Fresh Food Markets that are a weekly ritual for so many. The home is also convenient to the buzzing Dickson precinct, a mix of private and public schools plus public transport, including the light rail. features..beautiful three-bedroom ensuite home in the heart of Downer.constructed in 2004.ideally placed on a quiet street and surrounded by green areas.privatised and secluded at the back of a dual occupancy block.open living, family and dining areas.glass sliders opening to a covered alfresco living space and courtyard garden.modern kitchen with banks of cabinetry including a full-height pantry, black stone countertops and stainless steel appliances including wall oven, gas hob, Blanco rangehood and Fisher & Paykel double drawer dishwasher.master bedroom with ensuite and walk-in-robe.two additional bedrooms with built-in-robos.gorgeous contemporary bathroom with tub and separate toilet.internal laundry with direct garden access.linen closet.split reverse cycle heating and cooling.ducted gas heating.ceramic flooring and soft carpet.concrete driveway ushering to a remote control garage combined with double-glazed timber French doors opening to the rear garden.32 amp circuit in the garage .garage can be utilised as a studio if desired.internal access from the garage.extra parking bay.beautifully planted courtyard garden with mix of natives and herbs .close to parks and reserve, schools and the local Downer and Watson shops.handy to EPIC and the light rail.whisper close to the Dickson and Braddon precincts and an easy drive to the CBDEER: 5Rates: \$3,375.00 pa (approx)Land tax: \$5,840.00 pa (approx) Living: 137m2Built: 2004