

3 Atherton Street, Downer, ACT 2602

LUTON

House For Sale

Thursday, 4 April 2024

3 Atherton Street, Downer, ACT 2602

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 705 m2

Type: House



Aniko and Peter Carey
0261763466

Auction

North-facing directly to the front, and ideally set in a quiet location, the privately built residence proudly displays many large windows, which invite an abundance of natural light inside. Very well presented throughout, the spacious living room beckons, and easily accommodates lounge plus dining furniture. The large kitchen has been smartly renovated, allowing the flexibility for an 'eat-in' table arrangement, or could be family space for little ones to play, later doubling as a study nook. You will be impressed by the tremendous bathroom, which offers a bath, plus shower, and the w.c. is separate. Importantly, costly updating of the kitchen and bathroom have been thoughtfully completed, allowing you to simply move in and enjoy. There are three good sized bedrooms which are finished with quality window furnishings, and ample built-in wardrobes are provided in two rooms. The big laundry, additional w.c., plus new power-board provide practical 'extra's'. Ducted gas heating ensures comfort, as winter chills will soon be a reality. The enclosed rear garden houses a covered entertainment area, and there is ample car accommodation for two vehicles; a covered carport, plus single enclosed garage. It is steps to the outstanding Gang Gang café, a short walk to parks and ovals, plus the excellent Dickson shopping centre, and the Light Rail stop at the end of Swinden Street is conveniently close by. Be greeted by the local Downer community! Features:

- Rich timber wall panelling in the welcoming entrance
- Generously sized lounge room
- Eat in kitchen, or flexibility of optional family space
- Superbly renovated kitchen, with lots of cupboards
- New electric oven
- Brilliantly renovated bathroom offering a bath, as well as shower
- Two separate w.c.'s
- Tasteful mix of floor tiles and floating timber flooring
- Full laundry
- New power board
- Steel windows
- Low maintenance flat block, approximately 705m²
- Secure rear yard
- Covered entertainment area
- Lock up garage, plus single carport
- Mature trees provide privacy
- Short walk to the Gang Gang café and the Dickson shopping precinct
- 'In area' for a number of highly sought after schools
- The light rail stop at the bottom of Swinden Street is conveniently close
- Many wonderful parks and sport ovals, as well as bush walks on Mt Ainslie and Mt Majura are nearby

Rates: \$ 4,350.00 UV: \$ 827,000