

30 Cotton Street, Downer, ACT 2602



House For Sale

Thursday, 18 April 2024

30 Cotton Street, Downer, ACT 2602

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 747 m2

Type: House



Josh Morrissey
0437799234



Austin Tetteh
0433945933

Auction 11/05/24

What you see: North facing, fully renovated to the highest extent achieving the highest energy efficiency standard and only a short stroll to the best the Inner North has to offer. Morning coffee from Gang Gang Cafe and afternoons spent watching the kids at the park opposite. What we see: Your entry into the Inner North has never looked so good. See more: North facing fully renovated single level residence in stunning tree-lined street Directly opposite Fenton St playground and reserve Renovated kitchen with timber island benchtop, tiled splashback and feature LED lighting Beko and Solt appliances include induction stove, oven, integrated dishwasher and rangehood Northerly appointed open plan living and dining Three spacious bedrooms with built in robes Main bathroom with dual wall hung vanity, stone benchtops, feature LED lighting and freestanding bath Oak timber and carpeted flooring throughout 12.5kw Ducted reverse cycle heating and cooling Separate laundry with rear access French doors LED lighting throughout Brand new double garage with power and lighting 4k security camera system Sprawling flat backyard with low maintenance gardens with automatic irrigation system Recently re-sheeted and re-insulated to increase energy rating Walking distance light rail and bus routes Within 1 minute walk to Downer Pre-School Within 1 minute walk to Downer Shops Within 3 minutes' drive to Dickson Shops Within 3 minutes' drive to Daramalan College Within 5 minutes' drive to Lyneham Primary School Within 8 minutes' drive to the Canberra CBD Total Living: 107m² Garage: 36m² Block Size: 747m² Built: 1963 EER: 6.0 Rental Range: \$750 - \$770 p.w Rates: \$3,172 p.a Land Tax: \$7,813 p.a UCV (2023): \$837,000 Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties make further enquiries.