

# 30 Downes Place, Hughes, ACT 2605



## House For Sale

Thursday, 8 February 2024

30 Downes Place, Hughes, ACT 2605

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1260 m2**

**Type: House**



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## **Auction: Saturday 2nd March, On Site at 11:00AM**

Auction Location: On Site One Of Hughes Best Kept Secrets Location Wise Offering enormous potential to further improve, discover the epitome of tranquillity without compromising on location in this spacious 3-bedroom, 3-bathroom haven at 30 Downes Place, Hughes. The interiors boast versatile accommodation, perfect for growing families. Natural light floods the bright and sunny living spaces, creating an inviting atmosphere. Personalise the thoughtful layout or take advantage of the large 1260sqm block to create your forever home. Step inside this home and you'll be greeted by the sunny living/dining area with access to a balcony on both sides, one enclosed and facing north-east, ideal for getting some fresh air in the winter, and the other looking out over the reserve on the south western side, ideal for a warm summer evening. As well as a fireplace to keep you warm and provide an unbeatable ambience on a winters day. Through a convenient servery you will find the quality kitchen, complete with all electric cooking, plenty of benchtop space and more than enough storage for the family chef to enjoy. Accommodation consists of 3 large bedrooms, all with built in robes and the master having it's own walk in robe and ensuite. Downstairs is truly a tinkers dream, with a mechanic pit under one of the spots in the double garage as well as a large workshop that expands under the house. Behind the garage you will find an extra rumpus room/studio with it's own bathroom. Outside you'll find yourself surrounded by nature, with the property seamlessly backing onto Red Hill Nature Reserve. The private and secluded block offers a retreat from the daily grind, with mature trees and multiple areas for kids to play and adults to relax. Imagine waking up to the sounds of nature and enjoying a cup of coffee in your own private oasis. Location-wise, this Downes Place gem is a short stroll away from the prestigious Federal Golf Club, offering leisurely walks and world-class golfing opportunities. For families, the convenience of being within walking distance to excellent schools adds to the appeal, making the morning routine effortless. For those who work in an office, commuting is a breeze. Enjoy a 5 minute drive to Woden Town Centre, less than 10 minutes to the Parliamentary Triangle and less than 15 minutes to the CBD. 30 Downes Place is not just a house; it's a lifestyle. Embrace the beauty of nature, relish the versatility of the accommodation, and envision the possibilities that come with a private and secluded block. Don't miss the chance to call this Hughes residence your home – contact us today and take the first step toward living in your dream home. Features Include:- 3 large bedrooms with built-in robes; master with walk-in robe and ensuite. - Versatile interiors perfect for growing families. - Abundant natural light in bright and sunny living spaces. - Large 1260sqm block - Quality kitchen with all-electric cooking and ample storage. - Downstairs is tinkerer's dream with a pit in the double garage and a large workshop. - Bonus rumpus room/studio with its own bathroom behind the garage. - Backing onto Red Hill Nature Reserve. - Short stroll to the prestigious Federal Golf Club. - Walking distance to excellent schools - Easy commute: 5 minutes to Woden Town Centre, less than 10 minutes to the Parliamentary Triangle, and less than 15 minutes to the CBD