

30 Padbury Street, Downer, ACT 2602



Sold House

Monday, 14 August 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



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Positioned in a quiet street with little through traffic, this single level home combines functionality with flexibility and allows you to effortlessly adapt to changing circumstances, making it an exceptional investment for years to come in this tightly held Inner North suburb. There is room in the driveway off the road for multiple vehicles plus a single carport is attached to the left side of the house with drive through access to the rear yard if you need to safely accommodate a boat, caravan or trailer. Upon stepping inside, you'll be greeted by brand new flooring and a soothing palette of fresh paint, creating a sense of warmth throughout. The updated kitchen ensures your culinary adventures are both convenient and enjoyable. One of the standout features of this property is the thoughtfully designed extension which seamlessly flows from the living area and introduces two additional rooms completely fitted out (not approved). Whether you desire a home with five bedrooms or prefer to have four bedrooms with an additional living space, this versatile layout caters to your specific needs in an affordable price bracket. As you explore further, you'll discover a fully covered pergola to extend your living options, seamlessly blending with the house and setting the perfect stage for hosting memorable gatherings or simply indulging in moments of tranquil relaxation. Towards the rear of the property, a unique surprise awaits – the original garage has been re-purposed into a self-contained studio (unapproved). Featuring brand new carpets underfoot, wardrobes, a reverse cycle heating and cooling system, and even an ensuite, this converted space offers endless possibilities. It's perfect as a teenage retreat, granting them a sense of independence, or as a comfortable living arrangement for elderly parents seeking a cozy and convenient place to call their own, perhaps it's just an excellent rumpus, hobby room or work from home space? Located a very short walk from the Dickson town centre, the Downer village local shops and the light rail to the City, the convenience of this location is a big draw card and at this price bracket you can finally afford to get into this tightly held Inner North locale where the land values protect your investment well into the future. To get a copy of the digital brochure containing an explanation of our friendly auction campaign and the full contract, please send us an email from any of the web portals and note your full name and mobile number and it will be automatically sent to you.

Features Overview: Separate title, freestanding house Located in a RZ1 residential zone (can not be re-developed to multi-unit dwellings) Single level floorplan Quiet, mature tree-lined street 2 x additional rooms added to the right-hand side of the home Repurposed garage now able to be used as a self-contained studio Freshly painted internally Brand new flooring throughout, hybrid Black Butt flooring in living & hallways, carpet in bedrooms Within easy walking distance to Dickson shopping centre where you can also get the tram to Braddon or the City Vacant possession Flexible settlement options available if you have another property you want, or need, to sell or need more time to secure financing

The numbers (approx): Approved living area: 82m² Additional un-approved living area: 19m² Original garage repurposed to studio: 33m² Rear enclosed pergola structure: 40m² Total approved and un-approved space: 174m² Carport size: 19m² Entertaining deck: 45m² Block size: 688m² UCV (2022): \$904,000 Age of home: 62 years (built 1961) Energy rating of 0.5 stars with a potential of 6 General Rates: \$4,207 p.a. Water & sewerage rates: \$704 p.a. Land tax (investors only): \$7,121 p.a. Conservative rental estimate (unfurnished): \$730-\$780/wk

More detail: Ducted gas heating Living area with view to private front yard & wall mounted reverse cycle air conditioning unit Separate dining/meals area off the kitchen Updated kitchen with stone benchtop, electric cooktop and oven, provision for fridge, 1.5 bowl sink and butler's pantry with more cupboard & bench space 2-way bathroom with shower, vanity and toilet, also space provided for an indoor laundry 3 bedrooms located away from the living areas all generously sized Garage re-purposed into studio with ensuite, reverse cycle heating & cooling unit and brand new carpets Fully covered rear pergola structure with door to separate & create two zones Electric hot water system Large, covered outdoor timber deck Metal store shed for garden tools Single carport with gate in front and room in driveway for another 4 vehicles

Construction info: Predominately brick veneer external walls Timber bearers and joists flooring Conventionally pitched timber roof framing with R1.0 insulation Concrete roof tiles Timber fascia's and metal gutters Aluminium and timber window frames with single glazed windows Colorbond fencing

To help buyers, we offer the following as part of our Friendly Auction System: Written buyer price guides, which are updated throughout the campaign A digital brochure with everything to consider a purchase, including the full contract (request this via email from any of the web portals) We refer a solicitor who can review the contract prior to auction for FREE Same solicitor can provide a FREE Section 17 Certificate to waive your cooling off if you want to submit a pre-auction offer Personalised bidding strategy meeting with the auctioneer prior to auction to establish bidding tactics and discuss the auction process 5% deposit on exchange pre-approved Free valuations on any properties you own to help establish your correct equity base or to give your bank/broker a valuation letter to assist with finance approval