

**31 Legge Street, Downer, ACT 2602**

LUTON

**House For Sale**

Tuesday, 23 January 2024

31 Legge Street, Downer, ACT 2602

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 840 m2**

**Type: House**



Aniko and Peter Carey  
0261763466

## Auction

This freshly presented and fully renovated home is situated in one of Downer's most sought after locations, a peaceful, tree lined street, only a short walk to all the restaurants and shops in Dickson, and a tram stop! It is also just metres to a park with a playground and a stroll to Gang Gang café. The family home offers spacious separate living areas which connect with outdoor entertaining, five bedrooms and three bathrooms, including a generous master on the ground level, a self-contained studio and triple garaging. A high degree of energy efficiency is another outstanding feature, including a 6.7 kW solar system, heat pump for hot water, full wool insulation to walls, roof insulation and double glazing to most windows. Current owners have not needed to pay for electricity for several years. Ducted reverse cycle air conditioning maintains comfort throughout. Mature gardens complement the street appeal, and a circular driveway curves around roses and oleanders. The covered front terrace offers a sheltered spot to enjoy the private garden outlook. Fresh neutral décor and bamboo flooring throughout add to the welcoming feel. Huge living space includes lounge, family and study areas, with double doors opening to the dining and kitchen. Both main living areas are bathed in light from a Velux skylight in each, and LED downlighting features through all living areas. The updated kitchen showcases stone island benchtops, a double pantry, DeLonghi glass cooktop and oven, and a new Bosch stainless steel dishwasher. There is a private view over the garden and a picture window in the dining frames a beautiful Japanese maple. Open plan lounge, family and study areas offer generous living space with a north-west aspect. A sliding door opens onto the rear terrace with a pergola, and the entertaining deck, all overlooking a picturesque fish pond with a waterfall and private rear Japanese-themed rock garden. The generously sized master bedroom offers a wall of new built-in robes and updated ensuite. The second large bedroom also has a wall of storage. The main bathroom features a freestanding tub, shower and separate w/c, while rain showers, and quality, identical finishes with full tiling, feature in all three renovated bathrooms. On the upper level, there are three generous bedrooms with built-in robes and two with access to a deck, and a third bathroom. A garden studio includes a kitchen, modern bathroom and a reverse cycle air conditioner. A garden shed is attached. There is a firepit in the garden, which has grassy play space and apricot, lemon, Nashi pear and persimmon trees. From the double garage there is access to a third, and all are fitted with roller doors. It is only a short walk to Dickson and Daramalan Colleges, ovals, Dickson swimming pool and close to many other well regarded schools. A home ready for living and entertaining, just a stroll to Inner North attractions!

**KEY FEATURES-** Fully renovated, spacious home in quiet street, only a short walk to Dickson hub and a tram stop- Generous, separate living areas which connect with inviting entertaining space, five bedrooms, including generous master on ground level, three bathrooms, private garden, a studio and garaging for three cars- High level of energy efficiency and sustainability, with double glazing to most windows, wool insulation to walls, roof insulation, a heat pump for hot water and a 6.7 kW solar system of 25 panels with a SolarEdge inverter (battery compatible)- Ducted reverse cycle air conditioning throughout- Lush front garden with a circular driveway, and covered front terrace add to excellent street appeal- Fresh neutral décor and striking bamboo flooring throughout, with LED downlighting through living- Double doors open to spacious dining and kitchen, furnished with Roman blinds- Updated kitchen showcases stone benchtops, a double pantry, DeLonghi glass cooktop and oven, Bosch stainless steel dishwasher and a private garden view- Dining area features a Velux skylight and a picture window framing a beautiful Japanese maple- Open plan lounge, family and study areas offer generous living space with another skylight and north-west aspect, opening to rear terrace with a pergola and entertaining deck, all overlooking a delightful fish pond with a waterfall and private rear garden- Spacious master bedroom offers a wall of new built-in robes and an updated ensuite- The second large bedroom also has a wall of storage- Main bathroom features a freestanding bath, shower, heated towel rail and separate w/c, while rain showers, and quality, identical finishes with full tiling, feature in all three renovated bathrooms- Three upper level bedrooms offer built-in robes, two with access to a deck, and there is a third bathroom- A garden studio includes a kitchen, modern bathroom and a reverse cycle air conditioner- Double garage, which has access to the third, all with roller doors- Circular firepit in rear garden, which has grassy play space, apricot and Meyer lemon, Nashi pear and persimmon trees, a water tank and a garden shed attached to studio- Envious location in attractive, peaceful street is only a very short walk to all the restaurants, shops and major supermarkets in the Dickson centre- Stroll to Gang Gang café and park with playground, oval, swimming pool and short walk to bus stop and Swindon street tram stop- Short walk to Dickson and Daramalan Colleges, and close to many other sought-after schools

Rates \$4,617 approx. UV \$892,000 approx.