

36 Padbury Street, Downer, ACT 2602

LUTON

Sold House

Sunday, 8 October 2023

36 Padbury Street, Downer, ACT 2602

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 782 m2

Type: House



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\$1,242,500

Lush gardens under the shade of a magnificent tree surround the large front deck of this tastefully renovated home, adding to outstanding street appeal. Just minutes to Civic, the superb, peaceful location is only a short walk to Gang Gang café, Dickson shops, a range of primary and high schools, and light rail. Flawlessly renovated with contemporary high-end finishes, the home is a haven of style and comfort, where living areas flow onto huge timber decks at the front and rear, with a private garden outlook. The home has a five-star energy rating, with double glazing, ceiling, wall and underfloor insulation, external awnings and shaded gardens contributing to sustainability and year-round comfort, and there is ducted gas heating. The new front door opens to the formal lounge. Neutral décor throughout, LED downlighting, ceiling fans and attractive flooring in an ash tone feature through the lounge and casual living area. Elegant, custom Roman blinds and drapes, and privacy blinds, furnish all windows through living areas and bedrooms. From the lounge, French doors open onto the fabulous elevated Merbau deck, a peaceful spot to enjoy the private outlook over the lovely gardens and watch the world go by. The stunning updated kitchen overlooks the dining and family areas, and showcases a stone island bench, Bosch appliances and expansive storage with soft close joinery. Casual living flows onto an equally impressive Merbau rear entertaining deck, bathed in light under the covered, insulated pergola. Enjoy everyday living and entertaining overlooking the landscaped rear garden with grassy play space, which is bordered by neat hedging for complete privacy. Another outdoor deck shaded by a Chinese elm is perfect for a fire pit and late evening relaxation, overlooking the garden. Three bedrooms are furnished with quality wool carpet, custom Roman blinds and modern built-in robes. The main bathroom is updated with full tiling and features a rain shower and bath. A second renovated bathroom includes the laundry and is conveniently situated adjacent to the family room and entertaining. The mature, easy-care gardens provide unparalleled privacy and relief from hot summer days, and have been carefully landscaped with native plants for low maintenance. An automated irrigation system for the front and rear gardens keeps them in top condition even in drier times. An attractive shade sail over the driveway provides shelter for two cars and there is a garden shed behind hedging. Three raised veggie beds and a compost bay are hidden behind a mature camellia, with many colourful azaleas completing the oasis. The enviable location in this quiet street is just steps from the Berry Street park and playground. It is only a short stroll to Gang Gang café or to all the limitless variety of dining and shopping in Dickson, a variety of primary and high schools, the swimming pool and a light rail stop! A home ready for the-house warming and a relaxed lifestyle, in the perfect Inner North location.

Key Features- Tastefully, comprehensively renovated home showcasing high-end finishes throughout- Superb, peaceful location, a short walk to Gang Gang café, Dickson hub, schools and light rail stop- Lush, hardy plantings and a magnificent tree shelter the huge front deck- Double glazing, insulation to ceilings, walls and underfloor, and external awnings- Fresh neutral décor throughout, LED downlighting and ceiling fans to living areas- Elegant, custom Roman blinds and drapes, and privacy blinds to all living areas and bedrooms- From lounge, French doors open to the large front Merbau deck, offering a private scenic outlook- Spacious casual living includes dining and family areas which flow onto rear entertaining deck- Stunning, updated kitchen features a stone island bench and Bosch gas cooktop, oven, dishwasher- Pantry and lots of storage in soft close joinery- Ducted gas heating- Summer comfort assured with five-star rating, achieved through awnings, privacy blinds and ceiling fans for all living areas and bedrooms- Impressive rear Merbau deck covered with pergola and heat reflective, insulated sheeting- Private outlook to secure rear garden with grassy area and small deck, bordered by neat hedging- Spacious bedrooms feature quality wool carpet, master and third with striking Tasmanian Oak doors to built-in robes and a walk-in robe to the second bedroom, and silent ceiling fans to all- Renovated main bathroom features a bath, rain shower and full height tiling- Second bathroom combined with laundry, in convenient position adjacent to family room- Gas storage hot water- Attractive shade sail over driveway provides shelter for two cars, with a shed in rear garden- Three raised veggie beds, camellia, azaleas and an auto sprinkler system to front and rear gardens- Only a short walk to Gang Gang café, all shops and restaurants at Dickson, pool and tram stop- Steps to Berry Street park and playground, and close to many schools and Dickson College

Rates: \$ 1,106.61 p/q (approx) UV: \$849.00