

49 Downard Street, Calwell, ACT 2905

CARTER + CO

Sold House

Sunday, 8 October 2023

49 Downard Street, Calwell, ACT 2905

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 1158 m2

Type: House



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Contact agent

Auction price guide and buyer feedback starting at \$900,000 The features you want to know!+ Expansive four-bedroom home with a flexible floorplan+ Master bedroom with walk-in-robe and ensuite+ Floating bamboo floorboards+ Renovated kitchen with tiled splashback and stone benchtops+ Quality appliances+ Large island bench+ Under stair storage with wine cellar+ Ceiling fans to upstairs rooms+ Renovated bathrooms on the upper level+ Floor-to-ceiling tiling to bathrooms+ Feature bath and shower recessed shelves+ Laundry with rear access+ Fronting balcony+ Alfresco with canvas roller blind+ Garden sheds+ Water tank Why you want to live here! Spread over 170m² (approx.) of internal living, this property boasts a flexible floorplan with an abundance of natural light, creating the perfect place to enjoy the views of Tuggeranong Nature Reserve and Tidbinbilla. As you step through the bespoke timber door, the staircase guides you up to the heart of the home. Flooded in natural light, the well-appointed kitchen is equipped with elegant stone benchtops, quality appliances and ample pantry space, and is bright and modern having been recently updated. The spacious open plan living and dining area flows seamlessly, extending to the large sunroom. The sunroom transitions to the covered alfresco area, providing the perfect setting for gatherings and entertainment. A seamless connection between indoor and outdoor living is achieved effortlessly, with the deck offering a picturesque vantage point for lapping up the view. The inclusion of canvas roller blinds and an added ceiling fan for comfort ensures this is the perfect place for all weather entertaining. This fantastic outdoor space is surrounded by landscaped gardens, offering plenty of room for kids and pets to run till their hearts content. On the upper level, you'll find two bedrooms, including the master bedroom with a walk-in robe and ensuite bathroom. Downstairs, the lower level offers a versatile rumpus/living area and an additional bedroom, which could easily function as two separate bedrooms or be transformed into a convenient home office. Added features including generous under stair and garage storage options, ceiling fans to the upper level and floating timber floors ensure a well-rounded offering has been created, leaving no stone unturned. This generous land allocation of 1159m² (approx.) is poised right in the centre of Calwell, within close proximity to local shopping centres and schools, and only a short drive to South Point. With expansive gardens, including tiered levels to the rear, endless opportunities are presented to create your new family oasis at 49 Downard Street. The stats you need to know!+ Block: 25+ Section: 729+ EER: 2 stars + Block Size: 1159m² (approx.)+ Land Value: \$498,000 (2023)+ Living: 171m² (approx.)+ Garage: 46m² (approx.)+ Rates: \$2,808 per annum (approx.)+ Land Tax: \$4,576 per annum (approx.) *only payable if rented+ Heating and cooling: Ducted reverse cycle+ Car: Double garage with internal access