

**57 Bonython Street, Downer, ACT 2602**



**House For Sale**

Thursday, 8 February 2024

57 Bonython Street, Downer, ACT 2602

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 705 m2**

**Type: House**



Stephen Bunday  
0416014431



Brenden Mowat  
0430403801

## Auction 02/03/2024

Auction Location: On Site Discover the allure of this refurbished 3-bedroom Inner North residence, where north-facing living, a thoughtfully designed edible landscape, and an inviting entertaining deck create a warm and welcoming home. Step indoors to a seamlessly renovated space where both the kitchen and bathroom have received modern updates. There is ducted evaporative cooling and ducted gas heating (as well as a reverse-cycle unit), ensuring year-round comfort. A separate laundry with rear access provides added convenience. The living area showcases a picturesque view of the flourishing garden and effortlessly extends onto the rear deck, providing a perfect blend of indoor and outdoor living. Additionally, a versatile studio space awaits, ideal for a home office, music room, gym, or any other pursuit that captures your fancy. A perfectly orientated entertaining deck provides an idyllic setting for your morning coffee, family get-togethers and drinks with friends. Beyond, you will discover an abundance of raised vegetable beds, a charming chook yard (chickens included!), and lawn for the kids and pets to frolic, all embraced by towering established hedges that offer privacy and serenity in your north-facing haven. Here you will find yourself conveniently located in the heart of the vibrant Inner North. The Downer Shops, including local favourite Gang Gang Café, is a mere 8-minute stroll away. Alternatively, a quick 2-minute drive leads you to the recently upgraded Dickson Town Centre for your weekly grocery needs and a diverse array of culinary delights. Revel in the perfect balance of peaceful retreat and urban convenience in this meticulously crafted Inner North residence.

At a glance; - North-facing living with a covered, rear deck - Ducted gas heating - Ducted evaporative cooling - Reverse-cycle air-conditioning- Under floor heating in bathroom- Google Nest smart home connectivity - 6 Star EER- Separate studio space- Separate laundry - Polished timber flooring - 5000L water tank - Chicken coop (chickens can stay!) - Raised vegetable gardens - 8-minute walk to Downer Shops