

**6 Cowan Street, Downer, ACT 2602**



**Sold House**

Thursday, 10 August 2023

6 Cowan Street, Downer, ACT 2602

**Bedrooms: 7**

**Bathrooms: 5**

**Parkings: 2**

**Area: 986 m2**

**Type: House**



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## Contact agent

Auction Location: In rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City

When considering the potential offered by 6 Cowan Street, there are numerous aspects worth discussing. The sellers, who possess considerable expertise in investing, have created a distinctive property meticulously crafted to meet all the criteria for a sound investment in the Inner North. This property will undoubtedly enhance your portfolio and serve as a highly desirable location to reside, construct, remodel, and prosper. The primary residence occupies a spacious 985m<sup>2</sup> plot, set back from the street to allow for ample parking space. Its split-level design encompasses three separate dwellings. The upper-level features three bedrooms with built-in wardrobes, a generously proportioned main bathroom, reverse cycle air conditioning, and an open-plan kitchen equipped with electric cooking and a dishwasher. The north-facing living area seamlessly connects to the front deck, creating a pleasant indoor/outdoor flow and providing a charming spot to enjoy the winter sun while admiring the tree-lined street. On the lower level, there are two self-contained units, each featuring a kitchen, bathroom, and living area. These units are thoughtfully designed to offer comfortable, low-maintenance spaces, both equipped with reverse cycle air conditioning. The recently constructed Granny flat located at the back of the block, is a remarkable addition that brings immense value. Crafted by the skilled builders of Cubitts Granny Flat Builders within the last year, this presents a fantastic opportunity. Not only does it enhance the rental potential, but it also serves as a viable option for extended family members, guests, or even as a source of passive income. This 2-bedroom, 2-bathroom flat boasts a generous area of 70m<sup>2</sup>. The living area features high ceilings, creating an open and airy atmosphere, while the clever layout ensures a pleasant separation between the bedrooms. All spaces are equipped with ceiling fans and adorned with wooden laminate floors. The well-appointed kitchen offers ample bench space, storage, and modern appliances such as electric cooking and a dishwasher. The hot water system operates on electricity, and a reverse cycle air conditioning system ensures year-round comfort. The residence benefits from the northern exposure, allowing plenty of natural light to fill the front area. Additionally, double glazing throughout the property enhances energy efficiency. If you're looking for your next investment property, look no further than this exceptional opportunity, offering not one, not two, not three but four sources of income! Or, if you're searching for a place to call home, 6 Cowan Street will offer you versatility in an excellent Inner North location! Features:- Flat 985m<sup>2</sup> block- North facing to the front- 3 bedrooms upstairs with built in robes- 2 self-contained units downstairs- New 2 bedroom, 2 bathroom, double glazed granny flat at the rear- Reverse cycle air conditioning throughout- Gas hot water- West side of main building has new cladding and insulation- New front deck and railings- 1.5kw Solar panel system on 47.5c Tariff- Ample car parking