

**60 Swinden Street, Downer, ACT 2602**



**House For Sale**

Friday, 5 April 2024

60 Swinden Street, Downer, ACT 2602

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 758 m2**

**Type: House**



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**\$1,490,000 - \$1,590,000**

An exceptional opportunity has arisen to secure this exceptionally versatile property, which offers a renovated main residence plus an as new granny flat too. Ideally suited to those seeking flexible living arrangements whether that be for extended family or older kids needing their own space. It's also the perfect mortgage buster with the second residence located privately to the rear with separate side entry access allowing for rental income to offset repayments. The main residence has undergone an extensive renovation including the replacement of all windows and doors with double glazing while a stylish kitchen is accentuated by a gold splash back and stone bench tops. The open plan living area has large north facing windows which floods the living area with natural sunlight. Other creature comforts include, ducted reverse cycle air conditioning, dual sheer and blackout blinds and heated towel rails in the bathroom for those cold winter mornings. The second residence was built just 3 years ago and has been designed for easy single level access with wider doors and bathroom spaces for wheel chair access. The open plan kitchen, dining and living area flows out to a sunny patio tucked behind a private bottle brush hedge and a second patio opens off the main bedroom. In as new condition the kitchen features soft-close cabinetry, a euro laundry to the bathroom, double glazed windows, reverse cycle split system air conditioner. Adding further appeal to this outstanding property is the 6.48kw solar system which off-sets bills for both residences, low maintenance landscaped gardens, garden shed and brick garage with generous workshop which can double as a gym. Ideally located within a 5 minute walk to the Downer shops, 10 minutes to the Swinden Street light rail stop or a 12 minute walk to the Dickson shopping precinct with an array of cafes and restaurants. With plenty of schooling options close by for family, 60 Swinden Street truly is an exceptional property for those looking for a home to move straight into with potential to capitalise on the versatile living arrangement of the granny flat. Main residence - Fully renovated 2.5 years ago - 98sqm of living - North facing - Double glazed windows - Ducted reverse cycle air conditioner - Heat pump hot water system Second residence - Built 3 years ago - 60.23sqm of living - Privately situated to the rear of the block - Double glazed windows - Reverse cycle air conditioner - Wheel chair accessible - Heat pump hot water system Additional features - 6.48kw solar system - 52.92sqm brick garage with workshop - 758sqm block with low maintenance gardens - NBN fibre to the node (FTTN) - Rates: \$4,371 per annum Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.