

7 Barney Street, Downer, ACT 2602

LUTON

Sold House

Friday, 3 November 2023

7 Barney Street, Downer, ACT 2602

Bedrooms: 4

Bathrooms: 1

Area: 725 m2

Type: House



Aniko and Peter Carey

\$1,231,000

There is so much to love about this freshly presented, Canberra red brick home, situated in a peaceful street, lined with Claret Ash trees, only a short walk from cafes and a light rail stop. Timber framed windows, with newly painted exterior trim all around, and a covered front sitting area add to the strong first impression, complemented by neat lawns. High raked ceilings through all living areas and bedrooms are a delightful surprise, and the interior has been refreshed throughout in neutral white. Brand new, quality carpet is laid through the lounge, dining room, hallway and bedrooms. The welcoming lounge features a cathedral ceiling and is bathed in light from full length windows on both sides of the room framing a garden outlook, with a perfect north aspect to the rear. Comfort is assured by a gas wall heater and a reverse cycle air conditioner, and there is a slow combustion fireplace for winter ambience. Also enjoying the sunny north aspect, the dining room offers a private outlook over the rear garden and a rose bush. It is easy to imagine a sliding door here leading to a future entertaining deck. The bright eat-in kitchen is functional, with an electric stove and a pantry. Raked ceilings to all four bedrooms enhance the sense of space. The master offers a built-in robe with a storage recess in two more bedrooms. The bathroom has the advantage of offering a bath and a shower, as well as a separate w/c. Shrubs border the large level rear garden which is completely private and offers many possibilities. The front sitting area is a lovely spot to enjoy the private garden outlook and visiting parrots on the mature crab apple tree. The wonderful location is a short pleasant walk to light rail, Gang Gang café at Downer shops, a limitless of choice of restaurants and shopping at Dickson, many sought after schools and the swimming pool! This inviting home will be enjoyable to live in just as it is, and is sure to inspire the imagination!

Key Features

- Inviting, Canberra red brick home featuring raked ceilings through living areas and bedrooms
- Peaceful tree lined street, a short walk to Downer and Dickson shops, and light rail
- Excellent street appeal with timber framed windows, front sitting area and neat garden
- Freshly painted interiors and exterior trim
- Quality new carpet laid through lounge, dining, hallway and the four bedrooms
- Light filled lounge features cathedral ceiling, full length windows on two sides and north aspect
- Gas wall heater, a reverse cycle air conditioner and slow combustion stove in lounge
- Dining room faces north, suggesting possibility of a sliding door and future entertaining deck
- Bright, eat-in kitchen is functional and equipped with an electric stove and pantry
- Separate laundry has storage and leads to garden
- Raked ceilings enhance space in bedrooms, and master features a built-in robe
- Bathroom offers a bath and a shower, with a separate w/c
- Gas storage hot water
- New fuse box
- Satellite dish
- Large, level garden is bordered by shrubs and trees including a feijoa, fig and peach trees
- Front sitting area has private outlook over garden, with crab apple and white peach trees
- Quiet location is a stroll to a light rail stop, Gang Gang café at Downer, wide choice of restaurants and shops in the Dickson centre, swimming pool and many sought after schools

Rates: \$4368.35UV \$837,000