

74 Phillip Avenue, Downer, ACT 2602

LUTON

Sold Duplex/Semi-detached

Monday, 14 August 2023

74 Phillip Avenue, Downer, ACT 2602

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 478 m2

**Type:
Duplex/Semi-detached**



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\$865,000

In a wonderfully convenient Inner North location, only a short walk to Watson shops, excellent schools and a tram stop, this well presented Canberra red brick duplex offers separate living areas, three bedrooms and a level rear garden with entertaining and sitting areas. The home faces north-east and the attractively landscaped, native front garden and a sunny sitting area are sheltered by neat hedging, which adds to the street appeal. Formal lounge and dining are full of light from full length windows furnished with quality drapes and polished timber flooring features in the entry and formal living areas. The kitchen is equipped with an electric stove and leads to the laundry and a w/c, and there is a cosy family room. There is a generous storage area under the stairs. Brand new carpet in a neutral shade furnishes the stairway and upper level. The spacious master bedroom offers a built-in robe as does the third bedroom, and both have an elevated garden outlook. Bathed in winter sunlight, the second bedroom overlooks treetops and nature strip. On this level, the main bathroom is presented in good condition and includes a bath with a shower. An entertaining area at the rear of the home overlooks the grassy rear garden, bordered by mature gardens and Colorbond fencing for complete privacy and secure play space. Double gates open to a carport and off-street parking for an additional vehicle, and there are two large garden sheds. Towards the rear, a pergola shelters a sitting area, shaded and inviting on warm summer days. The brilliant location is just a short walk from the fabulous café and bakery at Watson shops, Majura and Rosary primary schools, or Dickson College. A bus stop is at the door, and Lyneham high school is a short distance away. It is just a pleasant stroll to a light rail stop at the end of Philip Avenue, for a rapid trip into Dickson shops, Farmers' Markets or the City centre! Parks, ovals and nature trails on Mt. Majura and Mt. Ainslie are nearby. Key features- Well presented, Canberra red brick duplex in a convenient location, close to shops and schools- North-east aspect to front sitting area and attractive native garden, sheltered by neat hedging- Light filled formal lounge and dining feature full length windows to front and rear- Quality drapes to formal living and polished timber flooring- Kitchen equipped with an electric stove and ample bench space- Separate laundry leads to a downstairs w/c and out to an entertaining area- Family room and generous under-stair storage- Brand new carpet in neutral shade furnishes staircase and upper level bedrooms- Spacious master and third bedrooms offer built-in robes and elevated garden outlook- Bright second bedroom at front of home has outlook over a nature strip- Main bathroom includes a bath with a shower- Entertaining area overlooks private grassy rear garden, bordered by shrubs and Colorbond fencing- Carport and an additional parking space behind gates- Two large garden sheds at the rear of the carport, with a sitting area and pergola between them- Tennis and basketball court opposite- Brilliant location only a short stroll to cafe/bakery and supermarket at Watson shops- Short walk to Majura and Rosary primary schools, and Dickson college- In area for Lyneham high school- Conveniently on a bus stop- Walk to a tram stop at the end of Phillip Avenue for quick trip into Dickson shops, Central Business District and also Gungahlin- Near weekend Farmer's Market- Close to nature trails on Mt. Majura and Mt. Ainslie Rates: \$ 3,321.00 (approx.) UV: \$ 684,000 (approx.)