

10 Frencham Street, Downer, ACT 2602

LUTON

House For Sale

Friday, 19 April 2024

10 Frencham Street, Downer, ACT 2602

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 720 m2

Type: House



Aniko and Peter Carey
0261763466

Auction

A scenic and private outlook over Downer oval, and generous, light filled, open plan living areas are standout features of this extended and renovated, privately built home, situated on a block of approximately 720 m², in a peaceful street only metres from Gang Gang cafe! Native gardens lightly screen the home, approached by a ramp to the front deck which has a sitting area. Brick paving over the driveway, and a tandem carport with a curved roof complement the excellent street appeal. Large, double glazed, picture windows with beautiful Victorian Ash frames fill the spacious open plan living area with light, capturing the north aspect, as well as morning and afternoon light, especially in the winter. Honeycomb blinds furnish all windows and a glass door in the living area, and through most of the home. The renovated kitchen showcases an impressive area of granite bench top, including an island, and is equipped with a Miele induction cooktop, Smeg oven, a dishwasher and a large amount of storage in a pantry and cupboards. Downlighting is installed through the living area, kept comfortable with a reverse cycle air conditioner. In addition to double glazing there is wall and ceiling insulation, and eight solar panels. From the meals area a folding door opens onto a spacious rear entertaining deck, overlooking the private rear garden bordered by mature trees and shrubs. The huge master bedroom extension captures the north aspect through an ash framed bay window and the sitting area is a wonderful spot to bask in the winter sun. There is a reverse cycle air conditioner, walk-in robe and a disability friendly ensuite. The spacious study, or second bedroom, is the perfect place to work from home and has a reverse cycle air conditioner. Other bedrooms are roomy, while the main bathroom includes a bath, shower and space for a washing machine. A large studio/workshop or shed is located in the rear garden and is equipped with lights, power and sisal insulation to the ceiling. The outstanding location is only a short walk to all the restaurants, shops and swimming pool in the Dickson hub, and a light rail stop for a swift trip into the City centre. Many sought after schools, ovals, parks and nature trails on Mt. Ainslie are close by. A stylish and comfortable home in a superb location, ready for living and entertaining!

Key features:

- Views over Downer oval from spacious and renovated home, only metres to cafe
- Generous open plan living area features large, double glazed picture windows, most to the north aspect, with quality Victorian Ash frames, filling living areas with light
- Honeycomb blinds furnish windows throughout living area and bedrooms
- Wall and ceiling insulation throughout adds to comfort and there are eight solar panels
- Quality wool carpet furnishes lounge, with warm cork flooring to dining, kitchen and hallway
- Spacious modern kitchen showcases a huge area of granite benchtop, including an island and a Miele induction cooktop, Smeg oven, dishwasher and a pantry
- Meals area opens to the large rear entertaining deck, overlooking level private garden
- Generous master bedroom extension features north facing, ash bay window and sitting area, a walk-in robe, disability friendly ensuite and reverse cycle air conditioner
- Spacious second bedroom/study also with reverse cycle air conditioner, and two other bedrooms
- Main bathroom includes a bath, shower and space for a washing machine
- Large studio/workshop/shed in rear garden with lights, power and good natural light
- Tandem carport with curved roofline, and driveway lined with attractive brick paving
- Mature, low maintenance gardens all around, with many native plants
- Outstanding location, only a short walk to all the restaurants, shops and swimming pool in the Dickson hub, and a light rail stop for a swift trip into the City centre
- Close to many sought after schools, colleges, ovals, parks, Mt. Majura and Mt. Ainslie nature trails

UV: \$ 849,000 Rates: \$ 4,424 (approx)