

**11 Swinden Street, Downer, ACT, 2602**

LUTON

**House For Sale**

Friday, 19 July 2024

**11 Swinden Street, Downer, ACT, 2602**

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Peter Carey

## Bring your creative flair to this inviting home, just a stroll to the tram and Dickson hub!

Situated in a great Inner North location, only a short walk to the Swinden Street light rail stop, the vibrant Dickson shopping and restaurant precinct, and Gang Gang cafe at Downer shops, this privately built and extended home will immediately capture your interest with its tastefully updated, distinctive 1960's design, which won the 1962 Women's Weekly Design of the Year Award. The home is well positioned on a corner block of approximately 773 m<sup>2</sup> surrounded by gardens.

Timber framed windows and front deck add to the street appeal, while mature low maintenance gardens shelter the home all around, camellias and azaleas creating a splash of colour in spring.

Newly polished timber flooring is a striking feature from the entry throughout the large open plan living areas and four bedrooms. A cosy pot belly heater is a focus in the lounge and dining, adding to the ambience, and ducted reverse cycle air conditioning is newly installed.

Sunlight pours into the dining room and galley kitchen from the north aspect over cooler months. The kitchen is equipped with an upright stove and gas cooktop, a stainless steel dishwasher, pantry and downlighting.

The kitchen flows seamlessly onto a large timber entertaining deck, enjoying the sunny aspect and private view over the garden. A separate patio, protected by shade sails, provides a year round entertaining space.

The spacious master bedroom extension features windows on two sides and a door onto the front deck, all with double glazing. Adjoining is a fourth bedroom which could be used flexibly as a large nursery or study, and has a built-in robe. There are two other bedrooms, the second featuring two robes and a door to the front deck. The main bathroom includes a retro style bath, shower and a separate w/c.

The leafy gardens invite creativity, with sunlit spots to enjoy year round. There is a carport with additional parking space and two sheds, a workshop and two large water tanks.

You will love the short 180 metre stroll to the Swinden Street light rail stop for a rapid 9 minute trip to Civic. It is also a short walk to cafes, restaurants and shops in Dickson, or to Gang Gang cafe. A pre-school and park are close by and there is a wide selection of sought after schools, sporting facilities and ovals in the area. The Farmers' market is only two stops on light rail.

If so desired, the level corner block with north aspect to the rear also offers the opportunity to create a bespoke residence in this sought after area.

UV: \$ 837,000

Rates: \$ 1,092.00 per quarter (approximately)

### Key Features:

- ☑ Extended, privately built, four bedroom home with distinctive street appeal on corner block of approx. 773 m<sup>2</sup>
- ☑ Superbly convenient location, a short walk to Dickson and Downer shops, and only 180 metres to light rail stops for a trip of just 9 minutes into Civic
- ☑ Striking, newly polished timber flooring throughout living areas and bedrooms
- ☑ Pot belly fireplace a focal point in lounge/dining, and there is ducted reverse cycle air conditioning
- ☑ Drapes to lounge and bedrooms, with honeycomb blinds in dining room

- ☒ Sunny north aspect to dining room and kitchen, which opens to a large rear deck
- ☒ Kitchen equipped with an electric stove and gas cooktop, dishwasher and a pantry
- ☒ Rear entertaining deck offers a peaceful and private setting to relax with family and friends
- ☒ Side porch with shade sails provides the perfect spot for midsummer entertaining or a fire pit over the cooler months
- ☒ Spacious master bedroom extension has windows on two sides and sliding door to front deck, all double glazed
- ☒ Large fourth bedroom/study/nursery adjoining master, which offers a built-in robe
- ☒ Two other bedrooms, the second featuring two built-in robes and a door to front deck
- ☒ Retro style bathroom includes a bath, shower and a separate w/c
- ☒ Separate laundry
- ☒ Rinnai instantaneous hot water
- ☒ Carport and additional parking space
- ☒ Two garden sheds, a workshop and two water tanks
- ☒ Light rail stops nearby for quick travel to Civic, the Farmers' market and Gungahlin