

13 Banfield Street, Downer, ACT 2602

Raine&Horne.

House For Sale

Wednesday, 19 June 2024

13 Banfield Street, Downer, ACT 2602

Bedrooms: 3

Bathrooms: 2

Area: 801 m2

Type: House



Igor Srbinovski

0410606401

\$1,300,000 - \$1,350,000

Welcome to 13 Banfield Street, Downer, A charming 3 bedroom, 2 bathroom house nestled on a spacious 801 square metre block makes great use of the northerly aspect to the living areas. This classic home, constructed in the 1960's and renovated several years ago offers comfortable living spaces with modern amenities. Step inside to find a well-appointed modern kitchen with island bench seating and sunny outlook to the large rear garden. The large open-plan kitchen, living and dining space has reverse cycle air conditioning, separate dining and living areas, large bedrooms, two with built-in robes. The master bedroom also has a separate private dressing area and hanging space leading into an ensuite. The property features an alarm system for added security, has a single car garage behind secure gates, and has parking space for 3-4 cars in front driveway area. This property has unique versatility of being a home in the inner north close to the light rail with a path right next to it leading down to Northbourne Ave and the nearest station a 5 minutes walk away. You can occupy the property now with your family with nothing to do for many years, but it also offers ample space for future opportunities to add an extension, build a secondary dwelling at the rear of block, or potentially sub-divide the block for dual occupancy, all subject to approval from local Government authorities. Set on a leafy quiet street in the family oriented suburb of Downer 13 Banfield St is within walking or riding distance of many children's playgrounds, sporting ovals and local schools. You'll love the peace & quiet it offers, access to the fantastic light rail, and being just a stone throw from the popular Downer local shops & GangGang cafe. Also close to the ever popular Watson shops & The Knox Café. Outside you'll find a lovely and very large timber deck with shade sail overlooking and leading into the rear garden area & large backyard, perfect for relaxing reading a book or entertaining your guests. The yard is a great size & is a terrific place for kids & pets to play together and soak up the sun and enjoy. The deck is joined to the kitchen & dining space which has been modernised in recent years & boasts a large gas cooker & oven. Features include; • 3 bedrooms • 2 bathrooms (one being an ensuite) • Single garage, with plenty of driveway space • Large 801m² block • Entertaining deck off open plan kitchen/dining space • Fully fenced yard • Situated in the Inner North • Close to Downer shops, Watson shops & Dickson Shopping precinct • Close proximity to light rail stop to go into the Canberra City Centre • Desirable family oriented leafy inner north suburb • Floating floors throughout living areas & carpet in bedrooms • Large kitchen with stone bench tops, gas cooking & large breakfast bar • Plenty of natural light throughout from its north westerly aspect to living areas • Alarm system • Currently tenanted for \$745 per week lease ending in August • With a price range of \$1,300,000 to \$1,350,000 this property offers great value for those looking for a family home in a desirable location with the flexibility of future growth through extension, knock down rebuild or potential re-development business opportunity. Don't miss out on this opportunity to own a fantastic piece of the much loved suburb of Downer. Schedule a viewing today by calling Igor Srbinovski of Raine & Horne on 0410 606 401.