

21 Padbury Place, Downer, ACT, 2602

LUTON

House For Sale

Thursday, 22 August 2024

21 Padbury Place, Downer, ACT, 2602

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Peter Carey

This home has it all - Living space, huge sun room, street appeal, two large decks and a brilliant location!

Situated in an ideal Inner North location, in a peaceful cul-de-sac, this home is only a short walk to light rail, cafes and shops in Dickson and Downer. This spacious, privately built home has outstanding street appeal, landscaped gardens, three living areas and two enormous entertaining decks.

The much-loved home is presented in immaculate condition throughout, having been owned by the one family for over sixty years. The home has been thoughtfully extended and renovated over the years to enhance a relaxed lifestyle. With a northerly aspect to the rear, the main living areas are flooded with light, as are the sunny rear deck and garden.

Brick paving leads to the front deck and sunroom at the rear of the home.

The large elegant formal lounge features quality wool carpet, custom drapes with pelmets and a decorative cornice. Ducted evaporative cooling ensures summer comfort throughout.

Casual living includes a family room, updated kitchen and separate dining room. Sunlight pours into the kitchen through a charming leadlight window, overlooking the deck and garden. The kitchen is equipped with an electric stove, breakfast bar and ample storage. The dining room features hardwood flooring, intricately crafted cabinetry and garden views.

The family room leads to an enormous sunroom/rumpus bathed in light, with a door to the rear garden and French doors to the front.

Both the family room and laundry open onto the fabulous rear deck, which has a pergola to one side and a restful outlook over the beautifully laid out, private rear garden. The richly planted landscape features stunning camellias in bloom and shade trees bordering a grassy play space.

Three spacious bedrooms have robes and the updated main bathroom offers a bath, shower and separate w/c.

There is a garage and plenty of additional parking on the driveway.

Enjoy the short stroll to a fantastic choice of cafes, restaurants and shops in the Dickson centre, Gang Gang cafe in Downer, the pre-school, parks, ovals and light rail stops!

Many well-regarded schools, Dickson swimming pool and Next Gen sporting facilities are within a short distance.

Key Features

- ☑ Spacious and extended, privately built home with two large entertaining decks
- ☑ Excellent location in quiet cul-de-sac, a short walk to cafes, shops and light rail
- ☑ Large block of approximately 811 m² with north aspect to rear
- ☑ Outstanding street appeal, complemented by manicured hedging
- ☑ Brick paving leads to a large front deck overlooking garden and sunroom at the rear
- ☑ Immaculate presentation throughout the home, owned by the one family
- ☑ Generous formal lounge features quality carpet, drapes and pelmets
- ☑ Casual living area includes updated kitchen, family room and separate dining room
- ☑ Sunlight pours into kitchen, featuring a leadlight window, electric stove, breakfast bar and ample storage in a pantry and cupboards
- ☑ Family room opens onto a huge rear entertaining deck, with a pergola at one end
- ☑ Attractively landscaped gardens feature a number of stunning camellias in bloom and grassy playspace, bordered by shade trees and shrubs
- ☑ Family room leads to a large, light filled, sunroom/rumpus with a door to rear garden and French doors to the front

- ☒ Three spacious bedrooms, all with robes
- ☒ Updated bathroom features a bath, shower and separate w/c
- ☒ Laundry has door to deck
- ☒ Ducted evaporative cooling
- ☒ Garage and additional parking on driveway
- ☒ Superb peaceful Inner North location a stroll to Dickson and Downer cafes and shops, a pre-school, parks, ovals, many schools, Dickson swimming pool, sporting facilities and light rail

UV \$892,000

Rates: \$4,617.00 (approximately)