

3 Shirley Street, Downer, ACT 2602

House For Sale

Sunday, 23 June 2024

3 Shirley Street, Downer, ACT 2602

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 712 m2

Type: House



Jenny McReynolds
0491850701



Cris O'Brien
0409308038

\$1,200,000+

Leave the car at home – walking distance of so many amenities and attractions! Large timber windows frame leafy garden views, welcoming glorious sunshine and there is an overarching mood of lightness and joy. This beautifully renovated, three-bedroom home brims with a mix of the old and the new, creating a wonderful warm and inviting feel. Resting comfortably within large, pretty gardens, the home is a safe haven of wellbeing. There is so much to love, from the soothing paired back palette, golden timber floors, to the well-preserved period details and the artful modern flourishes. Shirley street with only a handful of homes is lined with age-old trees, with reaching arms that form an arch in summer, dappling footpaths with much welcome shade. This fantastic locale places you within reach of all the enticements of the charming inner north, just a short walk from the fabulous Downer and Watson shops and handy to the buzzing Dickson precinct. Set behind deep lawns, with a private driveway ushering to a gated carport, the form has a classic appeal, with brickwork painted a muted grey, large windows and peaked tiled roof. A central garden path leads to a broad porch and the striking bright red front door. Inside it is all light and bright, rich with character - ornate cornices, glorious, sectioned windows - creating a wonderful sense of warmth and charisma. Art hangs on white walls, while chosen modern and vintage pieces, combine with ease. Pops of vibrant pattern enhance the simplicity, creating a home full of play and delight. The living area enjoys long garden views, via the enormous window that frames the world. A slow combustion fire is a lovely focal point and the perfect place to gather on cooler nights. There is an easy drift to the kitchen combined dining, that flows via French doors straight to the alfresco decking area overlooking the leafy rear gardens. The renovated kitchen is all French Provincial allure, with ornate cabinetry, recessed sink beneath the window, black marbled countertops and lush floral papered wall in shades of gold and turquoise. This beguiling combo feels effortless, alongside a hard-working practicality, inspiring easy family meals and creative entertaining. An enormous window frames the garden, welcoming northern light, the master bedroom extending a peaceful tranquillity, with a wall of robes for seamless storage. Both additional bedrooms capture leafy views and are blessed with ample storage. The elegant family bathroom employs mosaic and subway tiling, freestanding bath and Victorian inspired vanity to wonderful monochromatic effect. A sheltered deck runs the length of the home, providing a peaceful outlook across the broad lawn, out to the mature trees that dot the fence line. There is plenty of space for a large table, set for plenty, and comfy lounge seating...gin & tonic anyone? Think, epic family gatherings, kids playing on the lawn, spontaneous family cricket as the sun fades. Downer is an established, family-friendly suburb, with ample green spaces and close proximity to the lively Dickson and Braddon precincts. The home is close to Downer playing fields, Melba Street Park, and the Downer Micro-Forest. The local Downer shops are not far, with local favourites including the famous Gang Gang Café and Bar. The home is walking distance to schools and transport, including the light rail, whisking you straight to the CBD, which is an easy 13 minutes by car. features..beautifully renovated three-bedroom home within the coveted inner-north suburb of Downer. deep gardens, front porch and vibrant welcoming, red front door. light filled with large windows. gorgeous period features combined with creative and considered updates. inviting front living area with slow combustion fire and beautiful garden views. kitchen/combined dining flowing via French doors to the outdoor entertaining area. sunny northern garden to the rear. renovated kitchen in French Provincial style, with banks of pretty soft closing cabinetry, stone worktops and large gas cooker. master bedroom with built-in-robe. two additional bedrooms with robes. renovated family bathroom with a large bath and gorgeous feature tiling. cypress pine floorboards. carpet to bedrooms. solid internal doors. quality window treatments with roman blinds and roller blinds. slow combustion fireplace, in ceiling ducted gas heating and a reverse cycle split system. expansive covered deck. nice flat block with a secure rear yard. single carport plus a storage area. as new gutters and fascia. close to parklands and local shops including the famous Gang Gang café and bar. access to a great choice of schools – the majority within walking distance along with the Australian Catholic University. within close proximity of the bustling Dickson and Braddon precincts as well as the CBD. currently tenanted @ \$800 a week (with excellent tenants) EER: 0.5 Land Size: 712m2 approx. Land Value: \$849,000 Rates: \$4,427 approx. per annum