

**64 Burn Street, Downer, ACT 2602**



**Sold House**

Saturday, 29 June 2024

64 Burn Street, Downer, ACT 2602

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 705 m2**

**Type: House**



Dan McAlpine  
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Kieren Place  
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**\$1,080,000**

Situated on a tree lined street in the heart of ever-popular Downer, this four bedroom family home is surrounded by quality schools and parklands, just a short stroll to Gang Gang Cafe and Central Dickson, and presents a perfect opportunity to fully immerse into the Inner North lifestyle. There is a large formal lounge room awash with sunlight from its northern orientation, as well as a central dining room, flowing out to an expansive undercover alfresco entertaining deck, perfect for hosting family and friends. The kitchen is a good size, and keeps the family well connected at mealtimes, enjoying a gas hob, plenty of bench space, breakfast bar, dishwasher, and lots of storage throughout. There are four good sized bedrooms, one with built in robes, as well a large bathroom, complete with a privacy shower, two tone tiling and freestanding vanity, with an internal laundry rounding out the home's amenities. Outside there is a lock up garage and additional single undercover carport, with a secure garden shed adding the final touches to an outstanding offering, completing a warm and welcoming opportunity for home buyers wanting to break into this tightly held hub, or investors wanting to add a quality land holding to a performing portfolio.\* 4 bedrooms, 1 bathroom, single garage and single carport on 705sqm of land\* Large sunlit formal lounge and central dining space, well connected to both kitchen and opening out to expansive undercover alfresco entertaining\* Spacious kitchen with gas hob, generous bench space, including a breakfast bar, dishwasher, and plenty of storage\* 4 large bedrooms, one with built in robes\* Good sized bathroom with privacy shower, two tone tiling and freestanding vanity\* Internal laundry\* Split system in lounge room\* Single lock up garage, single undercover carport + garden shed Rates: \$4,427pa (approx.) Land Tax: \$8,066pa (approx.) UCV: \$849,000 (2023) EER: 1.0 Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.