

76 Phillip Avenue, Downer, ACT 2602

home by holly

House For Sale

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76 Phillip Avenue, Downer, ACT 2602

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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\$1,290,000+

This wonderfully elegant, four-bedroom ensuite home is moments to so many attractions, across from Canberra Technology Park, and an easy stroll to the fabulous Downer and Watson shops. Blessed with both eastern and northern light, the home unfolds across two levels, and offers multiple living areas and an impressive master wing. Formerly utilised as a thriving independent business, the home is distinguished by its ability to balance both residential and commercial possibilities, with its dual entrance, extra parking and garage that reads more as an outdoor room. A beautiful renovation and extension has ushered this quintessential, 60s beauty into the here and now, all the while celebrating its authentic vintage vibe, its irreplicable soul. The iconic form, instantly recognisable with its clean, simple lines, welcoming front portico and pitched roofline, is an important part of Canberra's architectural story. The new work incorporates a separate parking bay, driveway, automatic gate, deep carport and garage/studio. A pretty side courtyard garden is dotted with flowering blossom trees, as Boston ivy greens the walls. New black framed double glazed windows and doors are contemporary and striking against the brickwork, and there is a slim, covered timber deck sheltering the entry way...the perfect spot for kicking off your shoes or garden gazing, drink in hand. The social domain is a dreamy layering of spaces ushering in a relaxed opulence, perfect for gathering and entertaining. Think, warming fireplaces, golden floorboards and soaring ceiling heights...as walls in whisper white hold and sooth and glass doors open to the pink blossoms of cherry trees. A wood fireplace is framed within the original red brick hearth within the timeless second living combined dining area, connecting immediately to a striking new galley kitchen. Sophistication meets moody dark glass splashback, as rounded timber breakfast bar seating evokes a NY night club...Manhattan anyone? Stone worktops, banks of deep cabinetry in dove grey, under cabinet strip lighting and a hero Falcon Deluxe 90cm Freestanding oven and integrated fridge, complete the seamless, luxe feel. The master suite is housed in a new extension that stretches deep into the rear garden. Beautifully sequestered and spacious, this lovely room is characterised by an enormous picture window that frames landscape and floods the room with natural light. The ensuite bathroom is finished in floor to ceiling subway tiling, with large rain shower and the earthy tones of a poured concrete basin. Vintage timber stairs usher to three additional bedrooms that centre around the main bathroom, updated with soft grey floor tiling and wall hung vanity, with deep drawers and double basins. Two bedrooms have built-in-robos and all rooms enjoy elevated views and a lovely privacy. The multi-purpose garage/studio is currently fitted out as a gym and opens onto the soft lawn of the rear garden. A wrought iron gazebo sits central as green hedging formalises this lush, easy-care oasis. Downer is famed for its leafy streets and much-loved local shops, home to the popular Gang Gang café - one of the few intimate venues remaining, showcasing celebrated and innovative musicians, and hosting sociable trivia nights and fab flea markets. The Dickson precinct is moments away for essential services, shopping and international cuisine. And the area is rich in parklands with Downer playing fields, Melba Street Park, Downer Micro-Forest and the walking trails of Mt Majura, all close to hand. The home is walking distance to schools, including the Catholic University and transport, notably the light rail, whisking you straight to the CBD. features..beautifully renovated and extended semi-detached duplex in coveted Downer. arrayed across two levels with multiple living areas and four bedrooms. spacious and airy with perfect orientation to both the north and east. polished timber floors and soothing neutral palette .mostly double glazed windows and doors .central living area with high raked ceilings, gas fireplace and flow to covered deck and garden. second living/dining with slow combustion wood fireplace set within original brick mantel and chimney. renovated galley style kitchen with breakfast bar, glass splashback, stone benchtops, banks of storage, integrated fridge, dishwasher, Falcon rangehood and Falcon Deluxe freestanding oven with gas hob. master suite with office or living area overlooking rear garden, ensuite bathroom and walk-in-robe. RC split air conditioning system to master bedroom. three additional bedrooms upstairs, bedroom one and two with built-in-robos. main bathroom with bathtub .combo of plantation shutters and blinds. under stair storage, upstairs linen closet. downlights throughout and wired speaker system downstairs. RC ducted electric heating and cooling upstairs. new driveway with off-street parking bay and auto-gate. carport and garage opening via glass doors to garden. laundry with additional toilet. garage currently utilised as fully equipped gym, RC split system to garage. fully landscaped gardens with auto irrigation, weeping cherry trees, gazebo and hedged walls. garden shed. easy stroll to Downer shops, with Gang Gang Café .close proximity to Dickson Shopping precinct, cafes, restaurants and bars, highly regarded schools, parks and ovals, and nature reserves. close to transport including the light rail and stone's throw from the CBD and ANUEER: 3Living area: 181m² approxLand size: 514m²Land value: \$677,000Land rates: \$3,658Year built: 1962