

31 Frencham Street, Downer, ACT 2602

Townhouse For Sale

Saturday, 29 June 2024



31 Frencham Street, Downer, ACT 2602

Bedrooms: 2

Bathrooms: 2

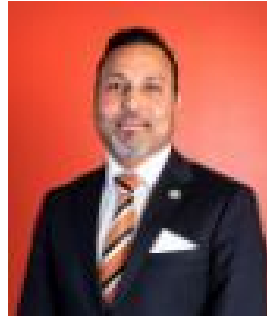
Parkings: 2

Area: 116 m2

Type: Townhouse



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By Negotiation

A great opportunity to buy a luxurious townhouse in the tranquil setting of Downer. Situated in a tightly held neighbourhood, this pristine 2-bedroom property offers peaceful and private living without compromising on all the amenities of an urban lifestyle. One of the best two-bedroom townhouses in the Inner North, this home is built to the highest quality, with custom features you won't find in many townhouses in Canberra. Boasting contemporary design and abundant natural light, this pristine property invites you in with its spacious layout and open plan kitchen, living and dining area. Upstairs, the master bedroom is generously sized with an ensuite, built-in wardrobes and views of the tree-lined streets. The 2nd bedroom is a flexible space featuring a built in murphy bed that can accommodate guests or transform into an office or home workout space. Designed for convenience and comfort, this home is equipped with state-of-the-art amenities including home automation, CCTV security cameras, smart keyless front door lock and ducted reverse cycle air-conditioning throughout. Outside, you'll find two private courtyards. The front courtyard features an established garden offering privacy and seclusion where you can enjoy a morning coffee or a glass of wine in the evening. The rear courtyard includes a solid concrete slab, perfect for outdoor entertaining with family and friends, or as an additional car space. Positioned in a prime location, this home is mere steps from Downer ovals, The Village Vet and Gang Gang Café. It's also within close proximity to Dickson and Watson shopping precincts, reputable schools, bus stops and the light rail. Come to view this property before its gone. Property Features Include:

- Home automation with smart LED lighting
- CCTV cameras throughout the property
- Wall mounted TV in living room and master bedroom
- Programable smart keyless front door lock with finger print verification
- Solid timber feature pendant lighting over dining area
- Lock up garage with 2 remote roller doors on both sides and option for open tandem parking
- Solid concrete slab to park second car up to 3 tonnes in the rear courtyard with drainage
- Wall mounted murphy pull-out bed in 2nd bedroom, which converts the bedroom into a study
- Bike racks installed with steel on the garage wall to hold 4 bicycles
- Professional Epoxy garage flooring
- Custom Karndean engineered Eastern Blackbutt staircase and upper hall way
- Solid natural oak stair handrails
- Sheer and block out thermal window furnishings
- NBN fibre to the premises
- Front and rear courtyards
- Ample understairs storage
- Ducted reverse cycle air-conditioning throughout home
- Double glazed windows
- Bespoke kitchen joinery
- Stone bench tops
- Fisher & Paykel appliances including induction cooktop & oven
- External ducted rangehood
- Built in 2020
- EER 6

Location & Convenience:

- The Village Vet 50 meters
- Gang Gang Café and Bar 50 meters
- Dickson shopping precinct 0.9 km
- Watson shops 1.0 km
- Dickson College 0.8 km
- Daramalan College 0.9 km
- Rosary Primary School 0.8 km
- Lyneham High School 1.7 km

Do not miss this one. Call us now before its too late.