

**35 Frencham Street, Downer, ACT 2602**

home by holly

**Townhouse For Sale**

Sunday, 23 June 2024

35 Frencham Street, Downer, ACT 2602

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**

## Auction 11:30am Saturday 6 July

Subtle shades and organic textures combine in this light filled townhouse, that drifts effortlessly to leafy courtyard gardens on two sides. Arrayed across two-levels, the home is distinguished by its fabulous location and pretty front façade. Within, the simple plan, enfolds and soothes with its chosen elements of stone, ceramic and timber, that nod to the bushland surrounds. Ideally placed, in the heart of Downer, just moments from the famous Gang Gang Café and Bar and Downer shops, the home offers up a dynamic urban lifestyle while still retaining an essential quietude. Sunlight reaches deep into the social domain, arranged in an airy, open and conversational plan. Glass sliders connect the home to landscape and alfresco living at each end, extending the space and gifting a courtyard garden with raised vegetable beds. Earthy ceramic floors flow underfoot, as walls in gentle white, meet warm pops of teak. The beautiful kitchen is arranged at one end, informed by sunlight and courtyard spill. We love the clever inclusion of open shelving for curated display, the floating island, and stone worktops that meet contemporary subway tiled splash backs. One imagines spending a lot of time in the summer months, drifting to outside, tray of drinks in hand, spending precious time communing with friends and family. The private wing is sequestered upstairs and houses two generous bedrooms, both with built-in robes for seamless storage. Windows are arrayed within the master bedroom to maximise soft light, welcoming elevated views to mountains, and there is an easy drift to a private ensuite. The second bedroom is equally serene and sits adjacent to a gorgeous family bathroom. Both bathrooms are finished in floor-to-ceiling tiling in a concordant theme of soft neutrals, crisp white and teak. The neat lines of townhouses are nostalgic of the Victorian Terrace with their narrow two-storey form, red brick faces and gabled rooflines. The Bradfield was designed by AMC Architecture, an award-winning firm known for transforming urban sites into beautiful and sustainable buildings. The elegant mix of apartments and townhouses are arranged around central gardens that re-imagine the old Downer School yard and foster communal spirit and connection. Interconnecting paths link to Downer shops and the famous, 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 Ainslie, all close to hand. 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 appointed two-bedroom townhouse, designed by award winning AMC Architecture. situated in the heart of Downer in the Bradfield Residences. open plan quality kitchen with custom joinery, stone benchtops, induction cooking, externally ducted rangehood and glass sliding door to rear private courtyard. sunny and bright, east facing living with connection to private front courtyard. double glazed windows throughout. two spacious bedrooms on upper level, both with built in robes, the master with ensuite and views to Mount Majura. motorised external awnings to the second bedroom .additional main bathroom on upper level. European laundry. single garage with motorised roller doors on both ends. under stair storage. reverse cycle heating and cooling. 6.65kw solar system- together with an energy rating of 6 stars, results in low energy bills .large open areas of green space and pretty communal gardens. two minute walk 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: 6 Rates: \$1,635 pa (approx) Body corporate: \$2,250 pa (approx) Living: 97m<sup>2</sup>