

47 Banfield St, Downer, ACT, 2602



House For Sale

Thursday, 24 October 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Tranquil Family Oasis in Heart of Downer - A Spacious Retreat

Perfectly designed for modern family living, this beautifully spacious 4-bedroom, 2-bathroom residence in Downer offers a rare combination of privacy, functionality, and warmth. Whether you're looking for a peaceful sanctuary or a place to entertain, this home is sure to captivate even the most discerning buyers.

With multiple living areas, there's room for everyone to relax and enjoy their own space-no more feeling cramped. The wrap-around garden, framed by manicured hedges, offers the perfect setting for outdoor living, ensuring complete privacy from neighbouring homes.

Prime Location & Convenience

This home is perfectly positioned just 300 metres from Canberra's new light rail network, offering unparalleled convenience. With just a 1-minute walk, you can enjoy fast and efficient transport to the city centre, making commuting or leisure trips a breeze.

Interior Features

- ☑️ **Expansive Living Spaces:** Two large living areas provide ample room for relaxation and family gatherings.
- ☑️ **Separate Dining Room:** A designated space for family meals and special occasions.
- ☑️ **Beautiful Bamboo Flooring:** Durable and elegant, adding a natural warmth throughout the home.
- ☑️ **Ducted Gas Heating & Evaporative Cooling:** Stay comfortable year-round with efficient climate control.
- ☑️ **Skylit Kitchen:** The recently updated kitchen, bathed in natural light from skylights, is a chef's delight. The large window overlooks the easy-care backyard adorned with Mediterranean fruit trees, creating a serene view while you cook.
- ☑️ **Storage & Workshop:** The large powered shed behind the double lock-up carport offers endless possibilities, whether for storage or a fully equipped workshop for your creative projects.

Outdoor Lifestyle

Host unforgettable summer barbecues and evening get-togethers under the expansive pergola, surrounded by lush Mediterranean fruit trees. The generously proportioned outdoor area is perfect for entertaining family and friends or simply enjoying Canberra's warmer months in your private garden oasis.

Energy-Efficient and Cost-Saving Features

This home is packed with eco-friendly upgrades, saving you on utility bills while reducing your environmental footprint:

- ☑️ 10kw battery
- ☑️ 12kw solar system (10kw inverter)
- ☑️ Wall and roof insulation
- ☑️ Secondary window glazing in all rooms
- ☑️ Heat pump for hot water
- ☑️ Two split systems for heating and cooling in living rooms
- ☑️ Dedicated power circuit for local heating in bedrooms

Additional Features

- ☑️ 174m² of Living Space: Plenty of room for the whole family to spread out.
- ☑️ Large Block (709m²): Generous outdoor space to enjoy and grow.
- ☑️ Double Lock-Up Carport: Electric doors for convenience and security.
- ☑️ Wrap-Around Gardens: A beautifully hedged garden offers privacy and a serene environment.
- ☑️ Peaceful Front Courtyard: An inviting spot for your morning coffee or a quiet retreat.

If you're seeking something truly special in Downer's inner north, this home is a must-see. With its unbeatable location just steps from the light rail, you'll enjoy effortless connectivity to Canberra's CBD, while coming home to your tranquil retreat. The hard work has already been done - all that's left is for you to move in and enjoy this rare gem!

Our owners are highly motivated to move forward with their new plans and are excited to offer this exceptional property

to its next lucky owners.