

# 14 Downes Place, Hughes ACT 2605

14 Downes Place Hughes ACT 2605

-35.3305307, 149.1020684



Located at the very top of Downes Place, which, arguably is one Hughes' most sought-after locations is this expansive and majestic family home. Featuring a combination of beautifully maintained gardens both front and rear and a floor plan that is designed to take full advantage of the stunning 1004m<sup>2</sup> parcel of land that the home sits upon. The upstairs level consists of polished timber floors throughout the living areas and large formal lounge and dining room that gives you views to the Brindabella ranges, where in winter you will be able to view the snow-capped hills and of course watch the sun set beyond them whilst sitting upon the deck that leads off this area. The main level consists of 4 bedrooms, the main with an ensuite bathroom and walk in robe. Downstairs you will find bedrooms 5 & 6, one which has an ensuite style two-way bathroom. There is a rumpus room where the kids can play and watch tv without disturbing the parents along with plenty of under house storage. Extra space and storage problems will be a thing of the past. You will also appreciate parking for 4 cars, 2 in the garage and 2 under the carport. At the end of the street you will be able to walk onto the trails that surround Federal Golf Course and adorn the Red Hill Nature Reserve. The kids will be able to disappear for hours on end just like you did when you were their age! In the other direction are paths that lead to the Hughes Pre-School and Primary School and Alfred Deakin High School is also nearby. Just some of the reason's buyers look to secure homes in locations such as this. Notable features of this residence include: □Ducted gas heating □Ducted evaporative cooling □Continuous gas hot water □Remote control garage door □Dishwasher □Stainless steel oven □Solid timber kitchen island bench □Construction date: October 1966 Outgoings are: General Rates: \$1,538 per quarter Land Tax: \$2,558 per quarter ( Only if rented )

## Overview

Purpose: For Sale	Sale price: \$	Rent price: \$
Auction: Auction 28 November 2020 10:00am On Site	Land area: m <sup>2</sup>	Living area: m <sup>2</sup>
Bedrooms: 6	Bathrooms: 3	Garage Spaces: 2
Carport Spaces: 2	Postcode: 2605	

## Indoor amenities



Built-in Robes

✓ Evaporative Cooling

✓ Family room

✓ Formal dining room

✓ Rumpus room

✓ Walk in robe

## Outdoor amenities

✓ Balcony

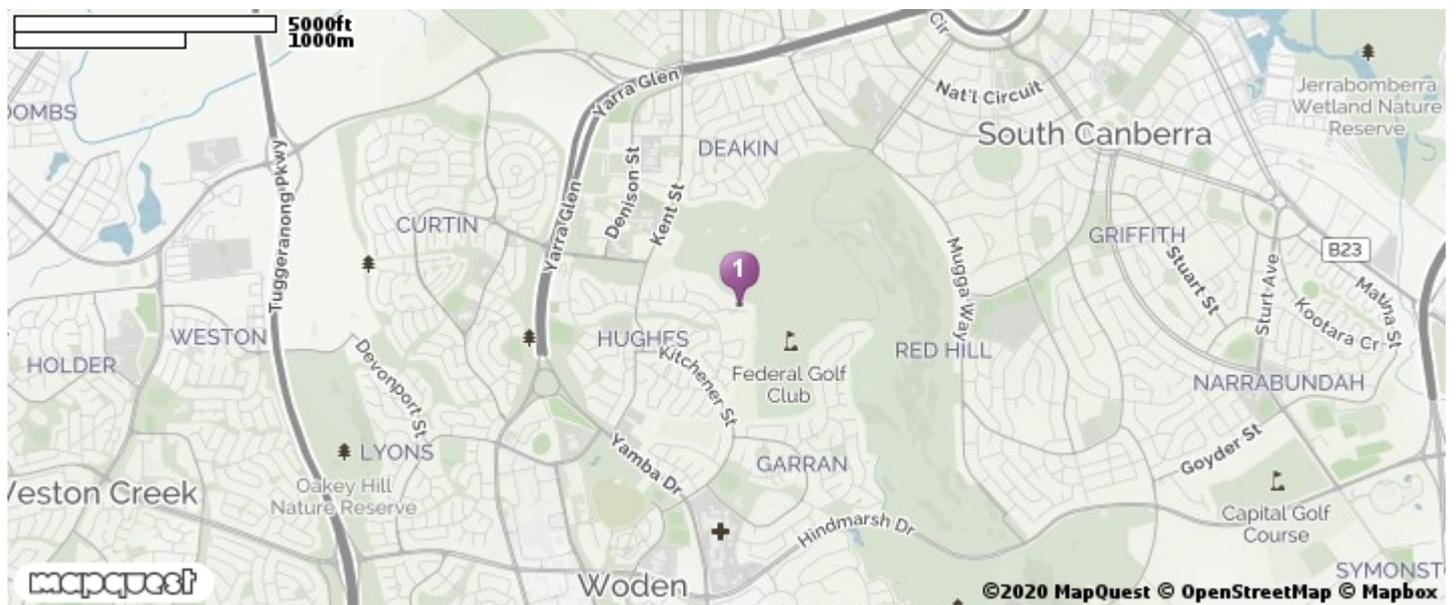
✓ Carport

✓ Garage

✓ Outdoor entertaining area

✓ Views

## Distances



## Agent Details

chris.wilson@creamresidential.com.au - Chris Wilson

Canberra Real Estate - Rise Above

