



124 Phillip Avenue, Downer

Designer Family Home with Comfort and Style

This beautifully presented 4 bedroom, 2 bathroom home with a double car garage offers an exceptional blend of space, comfort, and modern convenience. Designed with growing families in mind, the home showcases two generous living areas filled with natural light, creating a warm and inviting atmosphere from the moment you step inside. A dedicated study adds further flexibility, ideal for those working from home or needing a quiet retreat.

The well-appointed kitchen serves as the heart of the home, featuring induction cooking, premium Miele appliances, 2 ovens, ample bench space and excellent storage. It connects seamlessly to the open plan living and dining area, making it perfect for both everyday living and entertaining with ease.

Each of the four bedrooms is thoughtfully designed with built-in storage and plenty of natural light, while the master suite offers a private ensuite for added comfort. The main bathroom is well positioned to service the rest of the home, catering effortlessly to family living.

Comfort is assured year round with ducted heating and cooling, while

4  2  2 

FOR SALE
By Negotiation

VIEW
Sat 11th Apr @ 11:15AM - 11:45AM

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All information contained therein is gathered from relevant third parties sources.
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

a combination of floorboards and carpet throughout adds both style and practicality. A solar system enhances energy efficiency, complemented by an electric hot water system for everyday convenience.

Set on a generous 754m² block, the home features a low maintenance yard that is ideal for weekend gatherings, children at play, or simply unwinding in your own private outdoor space. The double garage with internal access provides secure parking and additional storage, further enhancing the home's functionality.

Offering approximately 198m² of living space plus a 41m² garage, for a total of 239m², this home delivers the space families need to grow and thrive, alongside a strong 6 star energy efficiency rating.

Situated in a quiet, family friendly street, this property offers easy access to local schools, parks, shops, and transport, making everyday living effortless.

A rare opportunity to secure a spacious and well-equipped home in a prime Downer location, ready for you to move in and enjoy.

Features:

- 4 spacious bedrooms, all with built-in wardrobes
- Master bedroom with private ensuite
- Dedicated study/home office
- 2 modern bathrooms, including family bathroom with separate shower and bath
- Double car garage with secure internal access
- Two separate living areas offering flexibility for families
- Open plan kitchen, dining, and living space
- Well appointed kitchen with induction cooking, premium Miele appliances, 2 ovens, ample bench space and excellent storage
- Ducted heating and cooling for year-round comfort
- Combination of floorboards and carpet throughout
- Solar system for improved energy efficiency
- Electric hot water system
- Light-filled interiors throughout
- Low maintenance backyard ideal for families and entertaining
- Quiet, family-friendly street location
- Close to schools, parks, shops, and public transport
- Plenty of storage throughout the home
- Ideal for growing families, investors, or owner-occupiers
- Move-in ready with scope to personalise

Essentials:

- " Rates: approx. \$1,116.12 pq
- " Living size: approx. 198m²
- " Garage: approx. 41m²
- " Total size: approx. 239m²
- " Land size: approx. 754m²
- Land tax: approx. \$2,096.78 pq
- EER: 6 stars
- Rental appraisal: \$850 - \$900 per week



MORE DETAILS

Property ID	2FD2FHK
Property Type	House
House Size	239 m ²
Land Area	754 m ²
EER	6

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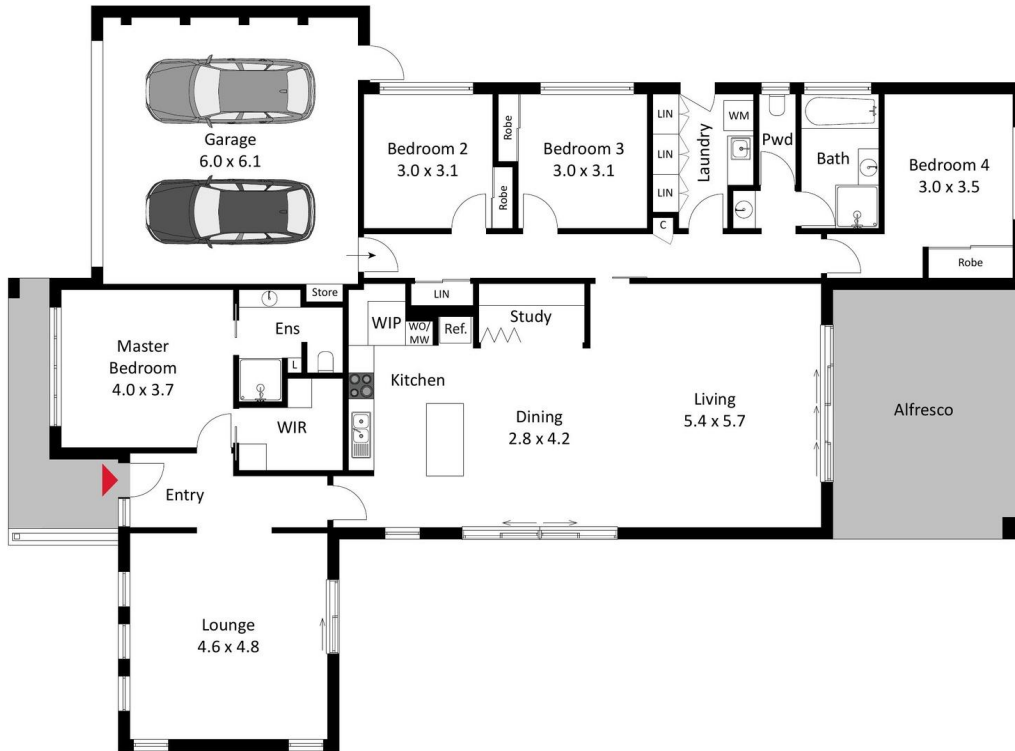
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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