



24 Phillip Avenue, Downer

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## A Contemporary Masterpiece in the Heart of Downer

Crafted by Classic Constructions and commanding a prime position, this five-bedroom home blends modern design with practical family living. Defined by clean lines, natural light and well-zoned spaces, it's a home that balances presence with comfort.

From the moment you step inside, high vaulted ceilings and expansive windows draw in natural light and create an immediate sense of space. The red brick exterior, framed by black windows and a Colorbond Monument roof, delivers a modern look with subtle character.

At the heart of the home, a brick feature wall adds texture and warmth to the main living area, while steel-framed internal doors open to a separate living or media room - a flexible space for quiet evenings or family downtime. Timber floors and crisp white walls provide a clean backdrop, complemented by carefully selected finishes throughout.

The open plan living and dining area is bright and welcoming, flowing easily to the landscaped garden. The kitchen is finished in a timeless white palette with stone benchtops and a generous island bench designed for gathering. A walk-in pantry and mudroom enhance

### FOR SALE

\$2,200,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

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practicality, offering excellent storage and direct access to the garage. From here, doors lead to a private side courtyard with raised garden beds, ideal for entertaining or growing your own produce.

Accommodation is thoughtfully arranged for privacy and comfort. The north-facing main bedroom is set apart and includes a walk-in robe and well-appointed ensuite with double basins and a rain shower. Three additional bedrooms with built-in robes are positioned along a separate hallway, alongside a study or fifth bedroom overlooking the rear garden. The family bathroom features a freestanding bath and separate powder room, finished with stone surfaces and refined tiled details.

Outside, established lawns and structured planting create a welcoming outdoor setting that will continue to mature over time. A wide driveway leads to a double garage with internal and rear access, while a second driveway provides ample additional off-street parking and access to a separate double metal garage at the rear, a rare and highly practical feature.

With the light rail just steps away, commuting to the CBD or enjoying Braddon's dining scene is simple. Watson shops, local parklands, Downer playing fields and Mt Majura walking trails are all close by, along with quality schools and neighbourhood cafés that make the Inner North such a sought-after place to live.

Land Size: 801m2 approx.

Rates: \$4,446 approx. per annum

Internal living: 200m2 approx.

Garage #1: 43.6m2 approx.

Garage #2: 43m2 approx.

#### Features:

- Beautifully built by Classic Constructions
- Generous open-plan kitchen, living, and dining flowing to covered outdoor entertaining and gardens
- Central living area with soaring vaulted ceilings
- Gourmet kitchen with stone island, breakfast seating, glass pendants, extensive storage, and premium Electrolux & Bosch appliances
- Private master suite with walk-in robe and ensuite featuring twin basins and rain shower
- Timber flooring and soft carpet in bedrooms
- Separate living area or media room
- Double glazing and reverse-cycle ducted heating/cooling
- Solar panels
- Internal laundry with direct garden access
- Secluded courtyard and outdoor dog wash
- Water tank and fully irrigated lawns and garden beds
- New driveway and potting shed with storage
- Easy walk to Watson & Downer shops, Gang Gang café/bar and Australian Catholic University
- School catchment: Lyneham High and Dickson College
- Close to Dickson shopping precinct, cafes, restaurants, parks, ovals, and nature reserves
- Convenient access to light rail, transport, CBD, and ANU
- New second driveway leaving to detached metal double garage
- Potting shed
- Fully secured outdoor storage vault with shelving (15m2 approx.)

EER 

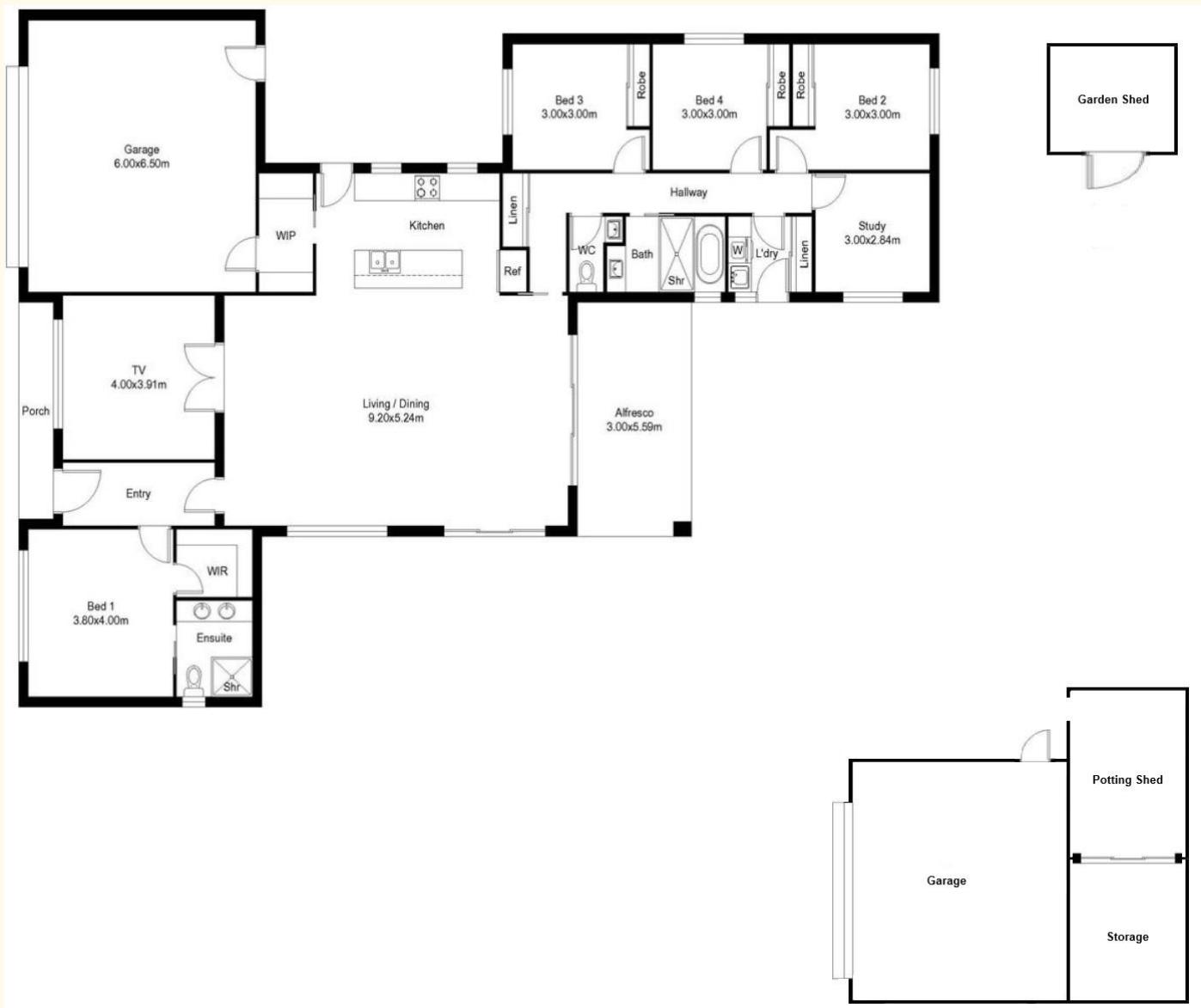
## MORE DETAILS

Property ID 2F03FHK  
Property Type House  
EER 6

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