



## Downer, 14/18 Bradfield Street

### Perfect Three Bedroom Apartment

Ideally situated at the former Downer Primary School site, 'The Bradfield' effortlessly blends the ease of living by the City with the desire for a relaxed suburban lifestyle. Combining established open spaces, heritage-listed trees, wide leafy streets and existing shops with new, considerate, architectural designs featuring walkways and thoroughfares that seamlessly intersect with existing streetscapes.

Embracing modern minimalism, these homes have been beautifully designed for opulence while creating a welcoming atmosphere with clean crisp lines and the warm touch of wooden finishes. Expertly crafted by the award-winning AMC Architecture, the residences are showcased with quality fixtures and fittings, while featuring contemporary facades.

The proposed revitalisation of the Downer Shops will create a vibrant hub in the centre of Downer. No other development offers an established village-like lifestyle right at its doorstep. There is also the additional convenience of the Dickson Shopping precinct only



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/2BZZFHK](http://ljhooker.com.au/2BZZFHK)

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**EER**



**LJ Hooker Canberra City**  
**(02) 6249 7700**

800 metre away, providing all your weekly dining and shopping needs.

Features include:

- Reverse cycle heating and cooling
- Double glazing
- Bespoke kitchen joinery
- Stone benchtops
- Externally ducted range-hoods
- Full height bathroom tiling
- Single level living
- Ample storage
- Internal parking with lift access
- Wall hung bathroom vanities
- Directly opposite Downer shops
- 800 metre to Dickson Shops
- Large open areas of green space
- Large communal green spaces
- Surrounded by leafy, treelined streets

No current EER

This property has a valid exemption and is not required to comply with the minimum ceiling insulation standard.

#### Suburb Snapshot

Downer is a suburb of Canberra, Australia, in the city's inner north. The suburb is bounded by Northbourne Avenue, Antill Street and Philip Avenue. The suburb was gazetted in 1960 and named after Sir John Downer (1844—1915) Premier of South Australia and a member of the first Australian Senate in 1901. There is no specific theme for street names.

The buildings which make up the Downer community centre and former shops, were built for the CSIRO in 1930s, and the area now comprising Downer was an agricultural research facility for the CSIRO. The area now comprising the suburb was used between 1939—45 as a plantation for the growth of opium poppy to provide a source for medications in the unavailability of imported supplies. The large pine and gum trees which surround the block around the shops were planted in this time as a wind break for the CSIRO building. Large trees (Camden Woollybutts) along Swinden street were also planted then, as Swinden street was the driveway for the CSIRO building, where it connected to Northbourne Avenue.

#### Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

#### PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided



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before any pets are at the premises.

RENTING BOOK:

[https://www.justice.act.gov.au/\\_data/assets/pdf\\_file/0008/2443472/Renting-Book-May-2024.pdf](https://www.justice.act.gov.au/_data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf)

## More About this Property

Property ID	2BZZFHK
Property Type	Apartment
Including	Study Air Conditioning Intercom Balcony Built-in-Robes

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