



Downer, 36 Legge Street

Cosy Three Bedroom Home

Lifestyle:

Located in the established suburb of Downer, this three bedroom duplex is sure to please. With the shops and restaurants of Dickson and access to the light rail a short walk away, convenience is the key to this lovely home.

Accommodation:

The kitchen offers ample storage space with modern stainless steel appliances including a dishwasher. The kitchen opens onto the light-filled meals/dining area. The private backyard is well maintained, and the front yard has artificially turfed for easy maintenance.

Features:

- The kitchen features ample storage, electric stove and oven and a dishwasher
- All three bedrooms include wardrobes, with a walk-in robe in the master bedroom
- The master bedroom has an ensuite



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.

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For Lease
\$750 P/W

View
By Appointment

Contact
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EER ★★★★★

LJ Hooker Dickson
(02) 6257 2111

- The backyard is fully enclosed
- There is a single lock-up garage

Facts:

Availability: 22nd September 2025

Lease Period: 12 months preferred

Parking: Single lock-up garage and off-street parking

Cooking: Electric

Heating or Cooling: Reverse cycle a/c unit

EER: No current EER available

Adaptable housing and minimum standards: The property does not comply with the minimum ceiling insulation standard.

Embedded networks: N/A

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 before any pets are at the premises.

RENTING BOOK:

https://www.act.gov.au/_data/assets/pdf_file/0006/2608620/The-Renting-Book-January-2025.pdf

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER DICKSON 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.

WISH TO INSPECT?

1. Click on the "BOOK INSPECTION" button available on our website
2. Register to join an existing inspection
3. If no time offered, please register so we can contact you once time is arranged
4. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times.



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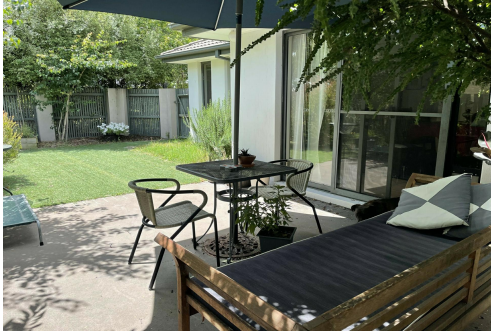
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More About this Property

Property ID	1HKMQQF92
Property Type	House
Including	Ducted Heating Dishwasher Built-in-Robes

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