



Downer, 73 Melba Street

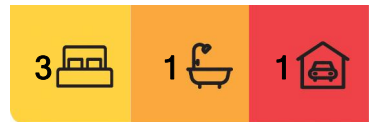
Modern Comfort, Spacious Living, and Endless Outdoor Enjoyment

This beautiful home offers a perfect blend of comfort and style, featuring roller blinds on all windows to ensure privacy and a reverse cycle aircon in the living room for year-round comfort. The spacious modern kitchen is a cook's delight, equipped with ample storage and a dishwasher, making meal prep and cleanup a breeze. With built-in robes in all bedrooms, you'll have plenty of space to keep everything organized and tidy. A second living area provides extra space for relaxation or entertainment, catering to the needs of a growing family.

Step outside to a large backyard, ideal for outdoor activities and family gatherings. The covered entertaining area is perfect for weekend barbecues or enjoying a quiet evening outdoors. For your convenience, the home also includes a single car garage, providing secure parking and additional storage space. This property combines practicality with modern living, making it the ideal home for families or those who love to entertain.



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/1HKKYXF92

Contact
Antone Smith
Antone.smith@ljhdickson.com.au

EER ★★★★★

LJ Hooker Dickson
(02) 6257 2111

Features:

- Roller blinds on all windows
- Reverse Cycle Aircon in living room
- Second living area
- Spacious modern kitchen with lots of storage
- Dishwasher
- Built-in robes in all bedrooms
- Large backyard
- Covered entertaining area in backyard
- Single car garage

Downer is a charming and family-friendly suburb located in Canberra's inner north. Known for its leafy streets, local parks, and a strong sense of community, Downer offers a peaceful lifestyle while being just minutes away from the city's vibrant amenities. The suburb features a mix of modern and traditional homes, with easy access to local cafes, schools, and public transport. Its proximity to the Dickson shopping precinct and the scenic Mount Ainslie makes Downer a highly sought-after location for both families and professionals.

Facts:

Availability: Now

Lease Period: 12 months +

Applications: Applications will be accepted prior to viewing this property.

Parking: 1 Car Garage

Cooking: Electric oven and Gas stovetop

Heating: RCAC split system

EER: Unknown

The property does not comply with the minimum ceiling insulation standard.

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.

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.

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.



LJ Hooker Dickson
(02) 6257 2111

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.

More About this Property

Property ID	1HKKYXF92
Property Type	House
Land Area	712 sqm
Including	Air Conditioning Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

Antone Smith

Business Development Manager | Antone.smith@ljhdickson.com.au

LJ Hooker Dickson (02) 6257 2111

36 Woolley Street, DICKSON ACT 2602
dickson.ljhooker.com.au | info@ljhdickson.com.au



LJ Hooker Dickson
(02) 6257 2111

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.