



27/45 Frencham Street, Downer

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This Location Is Simply Perfect

Nestled in the highly desirable suburb of Downer, the two-bedroom design boasts spacious bedrooms, ensuite, generous courtyard and a garage with internal access.

Embracing modern minimalism, and beautifully designed for opulence while creating a welcoming atmosphere with clean crisp lines and the warm touch of wooden finishes.

Carefully considered landscaping blends nature with the built environment. These elements together with the vast expanses of open spaces, combine to afford residents a stylish, connected community to enjoy.

Features:

- Air conditioning
- Beautiful custom kitchen joinery
- Stone benchtops
- Full height tiling to bathroom
- Custom wall hung bathroom vanities
- Individual garage with internal access
- Dishwasher
- Electric Stove top
- Under tiled heating in both bathrooms

FOR RENT
\$700 Per Week

VIEW
By Appointment

AGENTS
Chloe Yates
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AGENCY
LJ Hooker Canberra City
(02) 6249 7700

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.

 **LJ Hooker**

No current EER

No Embedded Network.

This property does not currently comply with the current minimum standards for ceiling compliance.

This property is awaiting an insulation information from the Owners Corporation.

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.

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 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

MORE DETAILS

Property ID	2FREFHK
Property Type	Townhouse
Including	Air Conditioning Courtyard Dishwasher Built-in-Robes

Chloe Yates 0474 772 081

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