

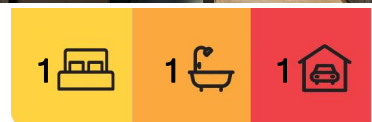


Downer, 1/20 Bradfield Street

Contemporary 1-Bedroom Apartment in the Heart of The Bradfield

Located within the charming former Downer Primary School site, this one-bedroom apartment at The Bradfield offers a seamless blend of modern living and suburban tranquility. The development thoughtfully integrates open green spaces, mature trees, and tree-lined streets with contemporary design, creating a unique environment that offers the best of both worlds.

As you step inside, you'll be welcomed by a bright and airy living area, featuring a contemporary layout that makes the most of every inch of space. The open-plan living and dining zones flow effortlessly, providing an inviting atmosphere for both relaxation and socializing. The large windows fill the room with natural light, creating an open feeling throughout the apartment. Reverse cycle air conditioning in the living provides year round comfort.



For Sale
\$490,000+

View
ljhooker.com.au/2CV6FHK

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EER ★★★★★★

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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.

The sleek kitchen boasts top-of-the-line Bosch appliances, including an electric cooktop, oven, and dishwasher. Ample storage, streamlined cabinetry, and plenty of countertop space provide the perfect setup for cooking and hosting with ease. Whether you're preparing meals or enjoying a quick bite at the breakfast bar, this kitchen is both stylish and practical. The floating kitchen island has been added and will be included in the sale!

The generously-sized bedroom features a built-in wardrobe. It also connects straight out to the courtyard through sliding doors. The main bathroom is designed with floor-to-ceiling tiles, a contemporary shower, and a stylish vanity, ensuring both comfort and convenience.

One of the apartment's standout features is the spacious landscaped courtyard. This private retreat is ideal for relaxing in the fresh air or entertaining friends in a serene, tree-lined environment. It's the perfect low-maintenance outdoor space for anyone downsizing from a larger home but still looking to enjoy a sizable garden. It is also perfect for your pets! with side access straight out to the Oval and Gang Gang cafe which has been recently awarded the most pet friendly cafe in Canberra!

Living at The Bradfield means being part of a thriving, sustainable community. Just a short walk from your door, you'll find the Gang Gang Café and a variety of restaurants and shops in the Dickson Village precinct. The Swinden Street light rail station is also nearby, ensuring easy access to the city. Plus, the EPIC Farmers' Market is just around the corner, where you can enjoy fresh local produce every weekend.

Internal: 50m2

EER: 6 Stars

Features:

1 bedroom

1 bathroom

Secure parking and storage space

Bright and spacious open-plan living

Modern kitchen with Bosch appliances

built in robe in the bedroom

Large landscaped courtyard with access.

Beautiful landscaped garden views

Prime location close to shops, dining, and public transport

Floor to ceiling tiles in the bathroom

Reverse cycle air conditioning.

Garden shed

Rates: \$1,547 per annum

Land Tax: \$1,761 per annum

Body corporate: \$748 per quarter



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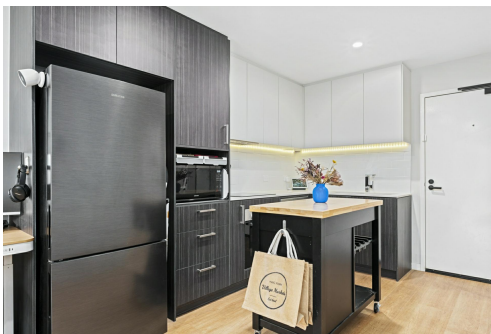
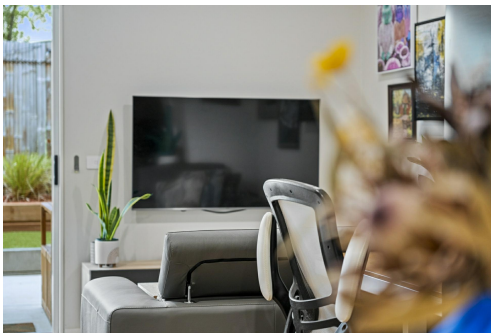
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More About this Property

Property ID	2CV6FHK
Property Type	Apartment
EER	6

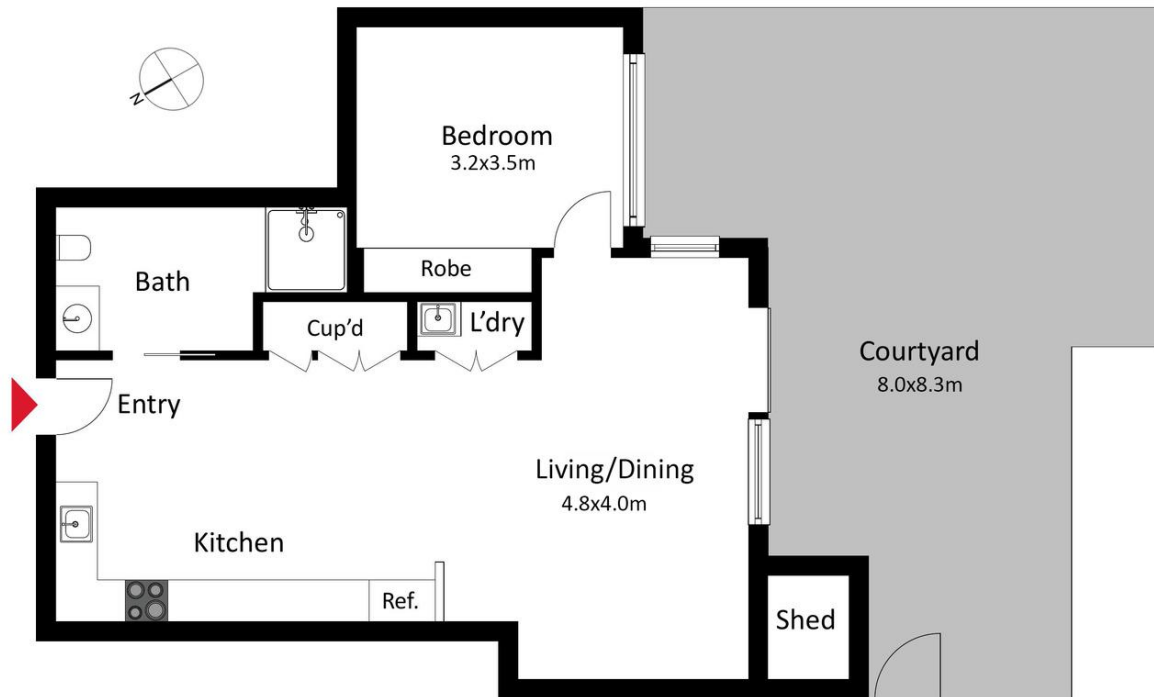
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

