



## Downer, 1/28 Frencham Street

Just makes sense!

Auction Location: In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City

Enviably located in the central heart of Downer, this ground floor, 2 bedroom unit is the perfect option for anyone looking to get a foothold into the local property scene.

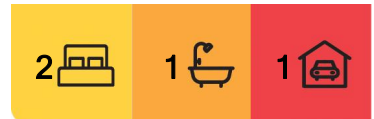
You are metres away from the community hub that the Downer Shops have become.

- Gang Gang Café & Bar
- Downer Community Hall
- Cranky's Bicycle Worx
- Downer Community Library

Central Downer gives you the chance to live and experience an emerging spirit of community events, casual entertainment and vibrant engagement that is not commonly



**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.



**Auction**  
Wed 22nd May @ 6:00PM

**View**  
Sat 18th May @ 9:30AM - 10:00AM

**Contact**  
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**EER** ★★★★★

**LJ Hooker Dickson**  
(02) 6257 2111

seen at other suburbs in the area. This is a space where you can make connections.

A brilliant location in the heart of Downer, only metres to Gang Gang café, or a short walk to the Dickson hub and light rail, this well presented and comfortable two bedroom apartment offers an excellent opportunity to enter the market at a more than reasonable price point.

Situated on the ground floor, the open plan living area features wide windows that allow an abundance of natural light to enhance your feeling of space.

Presentable and comfortable, the property is ready to move into, while still offering scope for you to add your personal touches.

Standout Features:

- Well presented, comfortable ground floor, 2 bedroom apartment.
- Short walk to Dickson restaurants, shops, swimming pool and light rail.
- Open plan living.
- Double glazed windows throughout.
- Kitchen with good bench space and an electric stove
- 2 bedrooms with built-in robes.
- Neat communal laundry.
- Allocated covered parking space and access to a bike storage cage.
- Communal common area at the rear of the complex.
- Within walking/cycling distance to all local schools.

Our feeling is that this property will not last long. If you are currently looking for your entry into property ownership/investment in the Inner North suburbs you should arrange your inspection now, before it is gone.

## More About this Property

<b>Property ID</b>	1DXHMNF92
<b>Property Type</b>	Apartment
<b>House Size</b>	44 m <sup>2</sup>
<b>EER</b>	5.5

**Nic Salter-Harding 0412 600 085**

Licensed Agent & Auctioneer ACT/NSW | nic.salter-harding@ljhdickson.com.au

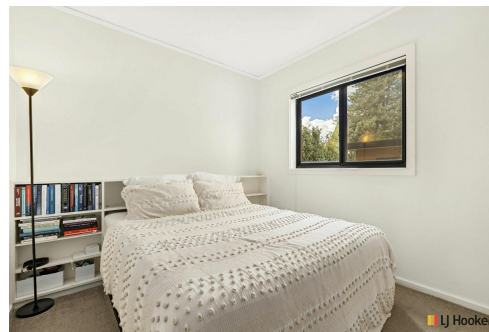
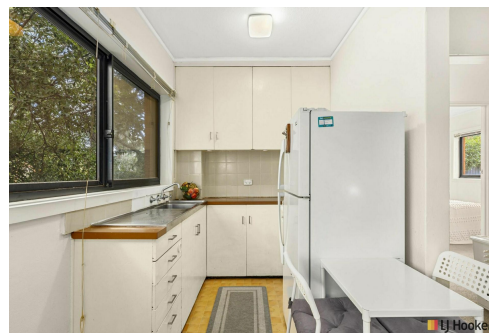
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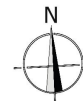
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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

1/28 Frencham Street, Downer

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