



11/16 Bradfield Street, Downer

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## Sunlight, Space and the Best of Downer at Your Doorstep

This delightful Bradfield apartment delivers a rare combination of generous proportions, thoughtful design, and a location that continues to grow in demand. Its north facing orientation brings light into the living area, bedroom, and balcony throughout the day, creating a bright, comfortable atmosphere that feels immediately welcoming.

The kitchen is designed for people who actually use their kitchens, featuring substantial bench space, excellent storage, and a practical breakfast bar. The bathroom is large for an apartment of this size, and the European laundry adds discreet convenience without compromising space.

The bedroom includes a built in wardrobe and direct access to the balcony. This outdoor area is more than a token addition; it's a usable extension of your living space. Whether it's a quiet morning coffee or an evening meal outside, this is the perfect place to enjoy the sunny northern aspect.

Location is everything, and here you're surrounded by everything that makes the Inner North so sought after. Just a few steps away, the vibrant Downer Shops have become a focal point for locals. Gang

**FOR SALE**

Please Call

### AGENTS

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### AGENCY

LJ Hooker Dickson  
(02) 6257 2111

Gang Café will quickly become your go to for your morning coffee, a lazy lunch, or a night of live music.

Convenience continues with the Dickson Town Centre only moments away, offering major supermarkets, specialty retailers, light rail access, and Canberra's popular Chinatown dining precinct. Nearby parks, walking tracks, and the Dickson Pool round out a location that's practical, connected, and ideal for everyday living.

This apartment offers space, light, and lifestyle in an Inner North suburb that is quickly becoming known for its community-minded spirit.

At a glance:

- North facing living, bedroom and balcony
- Generous floorplan
- Large kitchen with excellent storage and breakfast bar
- Bedroom with built-in-robe and access to balcony
- European laundry
- Reverse-cycle air-conditioning
- Secure basement parking and storage cage
- Easy access to parks, walking tracks and the Dickson Pool
- Within a 5-minute walk to the Downer Shops
- Within a 15-minute walk to the Dickson Town Centre



## MORE DETAILS

|               |           |
|---------------|-----------|
| Property ID   | 1HKN0JF92 |
| Property Type | Apartment |
| House Size    | 51 m2     |
| EER           | 6         |

### Stephen Bunday 0416 014 431

Licensed Agent & Auctioneer ACT/NSW |  
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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 **LJ Hooker**