



5/63 Melba Street, Downer

A Smart Start In The Inner North




Auction Location: LJ Hooker Auction HQ, 182 City Walk, Canberra

Auction 1 July Unless Sold Prior

For buyers looking for value, affordability and a smart entry into Canberra's inner north market, this one-bedroom apartment in Downer presents an excellent opportunity. Practical in design and well located, it offers an accessible way to secure a property in a part of Canberra that continues to attract strong buyer and tenant interest.

Currently tenanted and delivering a solid rental return, the property will immediately appeal to investors looking for a straightforward addition to their portfolio or a smart first investment. For owner-occupiers, it also represents an affordable chance to secure a foothold in Canberra's inner north and enjoy the convenience of a well-connected location.

Positioned close to the Downer shops, Dickson, Watson, the CBD, universities and the tram, this is a property that offers everyday convenience along with long-term appeal. Whether you are looking to invest or secure an affordable entry into a tightly held area, this is a smart opportunity in a location that is getting harder and harder to access at this price point.

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AUCTION

Wed 1st Jul @ 6:00PM

VIEW

Sat 13th Jun @ 2:30PM - 2:50PM

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

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- Affordable entry into Canberra's inner north market
- Currently tenanted with excellent rental return
- Practical one-bedroom apartment
- Well located in popular Downer
- Close to Downer shops, Dickson and Watson precincts
- Easy access to the CBD, universities and light rail
- Smart option for investors and value-focused buyers

MORE DETAILS

Property ID 1HKNBBF92
Property Type Apartment

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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.

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