







5/63 Melba Street, Downer

Inner North Living Is Within Reach!

Private inspections available by appointment

For first home buyers looking to break into Canberra's Inner North without the usual price tag, this could be the opportunity you've been waiting for.

Set on the second floor of a quiet eight-unit complex, this one-bedroom apartment offers a practical layout, the essentials already in place and plenty of potential to make it your own. Currently tenanted until March 2027, you can secure the property now, receive rental income for the remainder of the tenancy and plan for your future move.

The Apartment

Simple, functional and affordable, the apartment provides a comfortable starting point for buyers who value location and potential over unnecessary extras.

The one-bedroom layout includes reverse-cycle heating and cooling for year-round comfort, along with a dedicated car space, exclusive

1 1 1

FOR SALE
$270,000+

VIEW
Sat 7th Nov @ 1:45PM - 2:05PM

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Interested parties must rely solely on their own enquiries.

storage and an exclusive external laundry.

It's perfectly liveable as it stands, while also offering plenty of scope to update and personalise over time. A new kitchen, refreshed bathroom, flooring and a coat of paint could transform the space and allow you to create something that genuinely feels like your own.

For investors, the existing tenancy provides immediate income, with the property currently returning $410 per week and leased until March 2027.

The Location

This is where the opportunity really stands out!

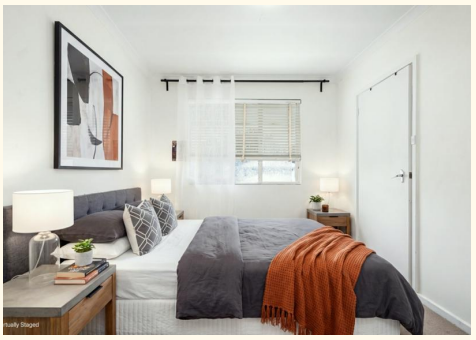
Downer puts you right in the heart of Canberra's Inner North, with the Downer Shops, Dickson, Watson and light rail all close by. The CBD is only a short trip away, while nearby cafés, shops, parks and everyday amenities make this an exceptionally convenient place to live.

For buyers who thought the Inner North might be beyond their budget, 5/63 Melba Street offers an affordable way to get a foot in the door.

Features at a Glance

- One bedroom, one bathroom and one car space
- Second-floor position in a quiet eight-unit complex
- An affordable entry point into Canberra's Inner North
- Reverse-cycle heating and cooling
- Exclusive storage
- Exclusive external laundry
- Scope to update and personalise in the future
- Currently returning $410 per week
- Lease in place until March 2027
- Close to Downer Shops, Dickson, Watson and light rail
- Easy access to Canberra CBD
- Body corporate: $1,387 per quarter
- Rates: $2,715 per annum
- Land tax: $3,999 per annum (if applicable)









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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