



10 Duffield Place, Downer

Big Block. Bigger Potential

Auction Location: On site

There's a reason homes like this don't come up quietly. Sitting on 944sqm in a quiet cul-de-sac, directly opposite a large local park, north-facing and rectangular, this is the kind of property that stops people mid-scroll in one of Canberra's most established inner north suburbs

The house is honest about where it's been and clear about where it's headed. Two storeys, five bedrooms, multiple living areas and a layout with genuine room for a growing family. The kitchen is large, with space to renovate and make it exactly what you want. The bathrooms and laundry are ready for the same vision.

Downstairs, three bedrooms each with built-in robes wrap around a shared bathroom, while separate lounge, living and dining areas give the family real breathing room. A linen cupboard and understairs storage mean nothing gets left without a home.

Upstairs, the generous main bedroom is a private retreat with its own ensuite, built-in robes and balcony access. The fifth bedroom sits comfortably on the same level, while the rumpus room opens to the balcony and adapts naturally to whatever the household needs, a

5 2 2

AUCTION

Sat 13th Jun @ 10:45AM

VIEW

Sat 23rd May @ 12:00PM - 12:30PM

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

teenage zone, home office, or a quiet place to wind down at the end of the day.

Outside, a covered alfresco, double tandem garage, side access on both sides and a garden shed complete a property that offers far more than it first lets on.

For families wanting space to grow, renovators with a clear vision, or buyers thinking about the longer term, a north-facing 944sqm block directly opposite parkland in Downer rarely needs much of a pitch.

Features:

- Prime 944sqm north-facing block in a quiet cul-de-sac
- Directly opposite a large local park with open green outlook
- Exceptional opportunity to renovate, rebuild, or redevelop
- Rectangular block footprint ideal for future development
- Five-bedroom family home across two levels
- Multiple living areas including lounge, family, dining and rumpus rooms
- Spacious kitchen with ample storage and bench space
- Main bedroom with ensuite, built-in robe and balcony access
- Four additional bedrooms all with built-in robes
- Shared main bathroom
- Covered alfresco for outdoor entertaining
- Separate laundry with external access
- Understairs storage and linen cupboard
- Expansive backyard with side access on both sides
- Garden shed
- Double tandem garage
- Walk to Gang Gang and The Knox cafes
- Light rail access to Dickson precinct, Farmers Market, swimming pool and the City
- School zoning to Majura Primary, Lyneham Primary and Lyneham High School

Key Figures:

EER: 0

First Floor Area: 128 sqm (approx.)

Second Floor Area: 60 sqm (approx.)

Balcony: 11sqm (approx..)

Block Size: 944 sqm (approx.)

Rates: \$1,320pq (approx.)

Land Tax (for investors only): \$ 2,787pq (approx.)

UV: \$ 927,000 (2025)

Year Built: 1969

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

EER ★★★★★

MORE DETAILS

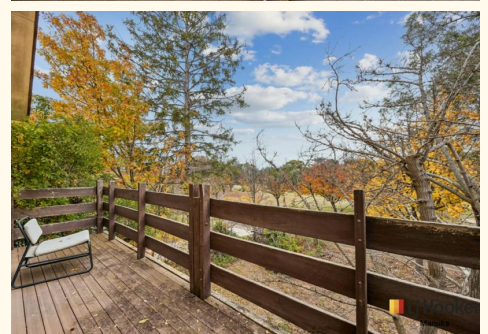
Property ID 1UQ7FMF
Property Type House
Land Area 944 m2
Including Balcony

Dikshant Dhungel 0451 404 198

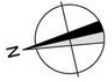
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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