



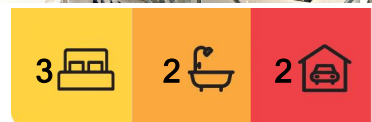
Downer, 13 Banfield Street

Ban-Field of DREAMS!

Just like in the film, Field of Dreams, this is where your dream home becomes reality! The owners have done all the hard work for you, presenting a 3-bedroom, 2-bathroom turn-key property, with fresh paint throughout, brand new carpets, and beautifully refreshed gardens. This character-filled retreat offers the ideal combination of mid-century style, comfort, and a clever design built for both entertainment and relaxation-plus the year-round comfort of reverse cycle heating and cooling.

This light-filled home greets you with wonderful street appeal, featuring lush greenery, camellias, and pebble pathways - something my current owners will miss about this home is the presence of a friendly owl that often perches in the palm trees! It all ties into the serenity and the privacy this house has to offer.

Inside, discover an inviting open-plan living, dining, and kitchen area, designed to make hosting a breeze. The living room boasts lovely views of the camellias outside, with double



For Sale
Auction

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EER ★★★★★

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doors that open to a stunning back verandah. Whether you're enjoying the shade or basking in the sun, this outdoor space is perfect for family gatherings or quiet afternoons.

The heart of the home is the spacious kitchen, thoughtfully updated with a 5-burner stove and large oven, modern range hood, and stylish wooden bench tops. A large island stone bench provides ample storage and prep space, while the kitchen's big picture window overlooks the expansive backyard-ideal for keeping an eye on the kids or pets while you cook.

On the other side of the home is the peaceful sleeping wing. The generously sized main bedroom features hanging lamps, built-in mirrored wardrobes, and a dressing space with floor-to-ceiling windows offering private views of the greenery outside. A renovated ensuite adds a touch of modern luxury. Two spacious bedrooms one with built-in robes share a central bathroom with a separate toilet for added convenience.

The large 801m² block offers extensive gardens front and back of the property with plenty of room to grow and unwind. You can also enjoy secure single car garage and storage shed, and space for multiple cars on the driveway.

The location is unbeatable! Just a 5-minute walk to the Phillip Avenue tram station connects you to Canberra's city centre or Gungahlin in minutes. The newly upgraded Dickson Shopping Centre and China-town is nearby, offering some of the best restaurants, cafes, and grocery stores. Plus you're only a short walk from the ever popular Gang Gang Cafe and Bar at the Downer shops next to the local playground and sports ovals. And just a 6-minute drive to Ainslie's popular shops, where you can enjoy a meal at Edgar's Inn or grab a takeaway from Canteen. School Catchment zones are Lyneham primary & high school, Ainslie primary, Majura primary school, Shirley Smith high school, Gungahlin College, Dickson College, Rosary Primary School and Daramalan College. And close to both the ACT Netball Centre, Lyneham Hockey Centre, and Yowani Golf Club.

THE PROPERTY:

- Freshly painted, new carpets in bedrooms, and updated gardens.
- Timber floorboards.
- Open-plan living, dining, and kitchen.
- Light-filled living room with views of camellias and access to a back verandah.
- Renovated kitchen.
- 5-burner stove and oven.
- Large island bench with plenty of storage.
- 801m² of land.
- Spacious main bedroom with built-in mirrored wardrobes, dressing space with floor-to-ceiling windows.
- Modern ensuite.
- Central bathroom with separate toilet.
- Reverse cycle heating and cooling.
- Beautiful street appeal with greenery and pebble pathways.

THE LOCATION:

- Downer is known to be a fantastic family suburb in the Inner-North.
- 5-minute walk to Phillip Avenue tram station, offering fast connections to Canberra's city



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centre or Gungahlin in minutes.

- Short walk to Downer playground, ovals, and Downer shops.
- Popular Gang Gang Café and Bar nearby for coffee or meals with family and friends.
- 4-minute drive to Dickson, home to what the locals call the "Chinatown of Canberra.";
- Enjoy newly upgraded Dickson Shopping Centre with top restaurants, cafes, Coles, Woolworths and more.
- 6-minute drive to Ainslie shops with popular spots like Edgar's Inn and Canteen takeaway.
- Close to Australian Catholic University or short drive to Australian National University.
- Walk to EPIC to explore the Capital Farmers Markets each Saturday.

SCHOOL CATCHMENTS:

- Lyneham Primary & High School
- Ainslie Primary School
- Majura Primary School
- Shirley Smith High School
- Dickson College
- Rosary Primary School
- Daramalan College

Your search for the perfect home might just end here! With all the updates complete, this beautifully refreshed property is ready for you to move in and start making memories. Don't miss your chance to turn this dream into your home!

Rates: \$4,851 p.a. approx.

Land Tax: \$7,893 p.a. approx.

EER: 1.0

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More About this Property

Property ID	1HCZF9U
Property Type	House
House Size	120 m ²
Land Area	801 m ²
EER	1

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13 Banfield Street, Downer

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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