



169 Antill Street, Downer

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## Rare Dual-Occupancy Opportunity in the Heart of Downer

Set on a generous, flat 914m<sup>2</sup> block, This property presents an exceptional opportunity for investors, large families, or multi-generational living, offering flexibility, space, and future potential in a tightly held inner-north location.

The property features two separate three-bedroom homes, ideal for a variety of living arrangements. The front residence is enhanced by a large rear entertaining deck, perfect for hosting family and friends, relaxed outdoor dining, or enjoying Canberra's seasons in a private setting. The second residence is newly built, delivering modern finishes, a contemporary layout, and excellent appeal for owner-occupiers or tenants alike.

The expansive 914m<sup>2</sup> block is flat and free of major trees, maximising usable space and providing scope for outdoor living, low-maintenance landscaping, or future improvements.

Ideally positioned just moments from Dickson Town Centre, the property enjoys easy access to cafés, shops, transport, and lifestyle

**FOR SALE**

\$1,550,000+

**VIEW**

By Appointment

**AGENTS**

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**AGENCY**

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amenities, as well as proximity to respected education options including Dickson College and Daramalan College.

Whether you're seeking a strong investment, a home for a large or extended family, or a multi-generational living solution with privacy and independence, this versatile property delivers outstanding value in a premium location.

**Features:**

- Dual occupancy on a single title
- Two x three-bedroom homes
- Newly built second residence
- Large entertaining deck to the rear of the front home
- Flat, usable 914m<sup>2</sup>; block with no major trees
- Close to Dickson Town Centre, schools, and transport

**Property Info:**

Rates: \$4,866 pa approx

Land Tax: \$10,085 pa approx

EER: 0

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**MORE DETAILS**

Property ID	2GZPF9Q
Property Type	House
Land Area	914 m <sup>2</sup>
Including	Air Conditioning
	Dishwasher
	includes fridge washing machine and cupboards

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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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