



LJ Hooker



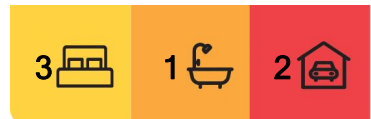
Downer, 183 Atherton Street

Delightful in Downer

Nestled on the serene Northern side of tree-lined Atherton Street, this charming 3-bedroom residence presents an array of possibilities. Set on a spacious 784sqm square block, with a favourable north-easterly orientation at the rear, the home offers immediate comfort while inviting future enhancements.

Originally an 'ex-govie', the property has been adorned with bespoke elements, such as bay windows and intricately carved timber accents, infusing it with character and allure. Modern updates, including reverse cycle heating and cooling, and a 20-panel (5.2kw) solar array with uninterrupted Northern exposure, ensure year-round comfort and energy efficiency.

The practical floorplan provides ample space and flexibility, while its convenient location offers easy access to amenities, yet maintains a tranquil atmosphere suitable for family activities. Within strolling distance lies Downer's shop featuring the ever-popular Gang



For Sale
\$1,150,000+

View
Sat 18th May @ 9:30AM - 10:00AM

Contact
Stephen Bunday
0416 014 431
stephen.bunday@ljhdickson.com.au

Brenden Mowat
0430 403 801
brenden.mowat@ljhdickson.com.au

EER ★★★★★



LJ Hooker Dickson
(02) 6257 2111

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Gang café, esteemed schools, parks, sporting fields, and the light rail. The vibrant hub of Dickson, replete with its array of shops, bars, and restaurants, is also in proximity, underscoring the enduring appeal of Downer as a sought-after locale.

At a glance;

-5.2KW solar

-Bay windows

-Timber flooring

-North-Easterly orientation at the rear

-Secure rear yard

-Large garage

-Reverse-cycle air-conditioning

-8-minute walk to Downer Shops

-3-minute drive to Dickson shops

-In the catchment for Downer Primary School, Lyneham High School and Dickson College



More About this Property

Property ID	1DXHM7F92
Property Type	House
House Size	94 m ²
Land Area	784 m ²
EER	1
Including	Study

Stephen Bunday 0416 014 431

Franchise Owner, Licensed Agent & Auctioneer ACT/NSW |
stephen.bunday@ljhdickson.com.au

Brenden Mowat 0430 403 801

Sales Associate to Stephen Bunday and Licensed Agent |
brenden.mowat@ljhdickson.com.au

LJ Hooker Dickson (02) 6257 2111

36 Woolley Street, DICKSON ACT 2602
dickson.ljhooker.com.au | info@ljhdickson.com.au



LJ Hooker Dickson
(02) 6257 2111

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



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.

183 Atherton Street, Downer

Produced by DIAKRIT