



26 Berry Street, Downer

Peaceful Living in a Prime Downer Location

Auction Location: Onsite - 26 Berry Street, Downer.

Perfectly positioned in a quiet, tree-lined street, 26 Berry Street, Downer offers comfortable family living in one of Canberra's most sought-after Inner North suburbs. Overlooking a leafy community park with a children's playground, street library and seating, this home combines a peaceful setting with everyday convenience.

Freshly painted inside and out, the home features an extended open-plan living area, three well-sized bedrooms, including a main bedroom with ensuite, and a practical floorplan ready to enjoy. Recent improvements, including a comprehensive roof tile restoration and new gutters, provide added peace of mind, while the low-maintenance gardens and established vegetable garden complete the package.

Enjoy the convenience of having the Downer Shops, Gang Gang Café & Bar and the Dickson shopping and dining precinct all within walking distance. The Downer light rail stop is just 650 metres away, making commuting to the City, Gungahlin and beyond effortless. Southwell Park, the local golf club and a range of highly regarded schools are also only moments from your doorstep.

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AUCTION

Sat 15th Aug @ 11:30AM

VIEW

Sat 25th Jul @ 1:15PM - 1:45PM

AGENTS

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AGENCY

LJ Hooker Canberra City

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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.



Internal: 109.8m²
Block: 666m²
EER: 1 Star
Rates: \$4,731 per annum (Approx)
Land tax: \$9,738 per annum (Approx) - Only if tenanted.

Features

- Three bedrooms, main with ensuite
- Extended open-plan living area
- Freshly painted internally and externally
- Comprehensive roof tile restoration
- New gutters
- Reverse-cycle heating and cooling
- Secure garage
- Low-maintenance gardens with established vegetable garden
- Overlooks a community park with playground, street library and seating

What's Nearby

- " Downer Shops & Gang Gang Café & Bar 0.5km
- Downer Light Rail Stop 0.65km
- Dickson Town Centre 1.2km
- Dickson Interchange (Light Rail & Bus) 1.3km
- Southwell Park Sporting Precinct 0.5km
- Dickson Playing Fields 0.8km
- Yowani Golf Club 1.8km
- Canberra CBD 5.5km
- Braddon 4.5km
- Australian National University 5.5km
- Canberra Centre 5.0km

Nearby Schools

- Rosary Primary school approximately 2.4km
- Majura Primary School approximately 1.1 km
- Lyneham Primary School approximately 1.4 km
- Ainslie School approximately 3.4 km
- Lyneham High School approximately 1.0 km
- Dickson College approximately 1.8km
- Daramalan College approximately 1.2km
- Brindabella Christian College approximately (Lyneham Campus) 2.5km
- Australian Catholic University approximately (Signadou Campus) 1.5km
- St Brigid's Primary School approximately 1.6km

Disclaimer:

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Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

EER 

MORE DETAILS

Property ID 2G42FHK
Property Type House
EER 1

Andrew Grenfell 0424 858 529

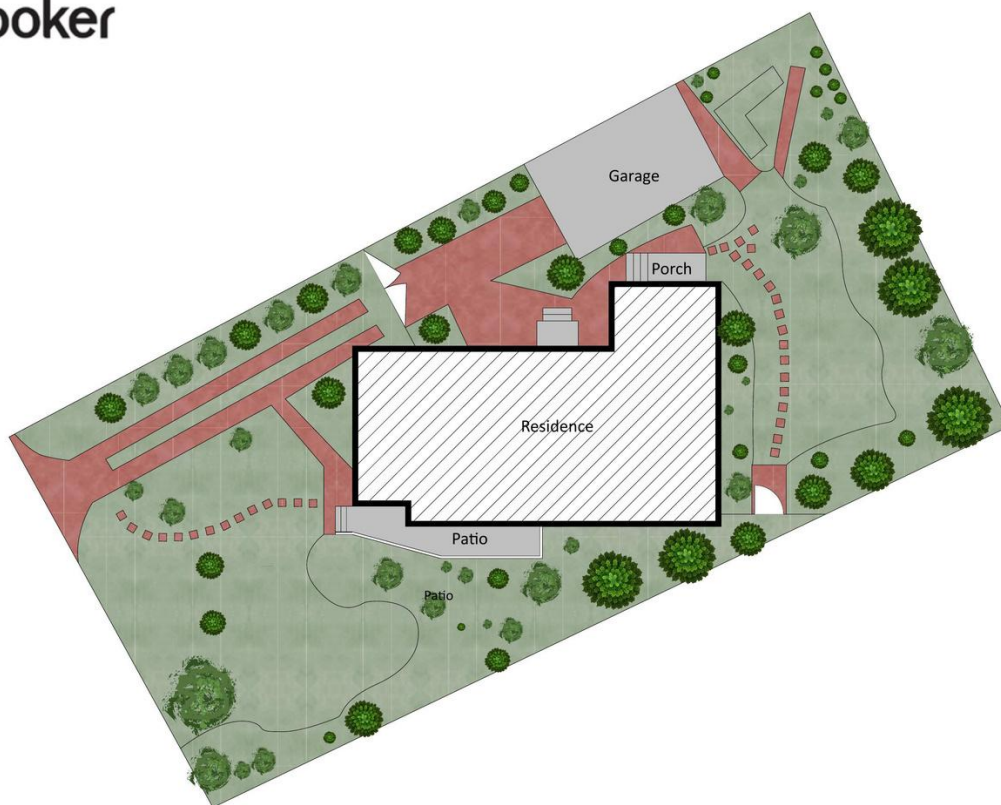
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.