




26 Gardiner Street, Downer

## Where Character Lives & Memories Are Made

Positioned in one of Downer's most picturesque, tree-lined streets, 26 Gardiner Street is the kind of home that instantly captures your heart. Framed by beautifully established gardens and a welcoming front deck, this residence sits perfectly in its leafy surrounds, offering charm, warmth and a lifestyle that's hard to match. Loved and cared for by its long-term owners, this is a home filled with soul and ready for its next chapter.

Inside, the home unfolds across a practical single-level design, where natural light pours through large windows, and every space feels inviting. The unique kitchen is a true focal point - generous in size, filled with light, and complete with ample seating, making it the natural gathering place for family and friends. The lounge flows effortlessly through to the dining area, which overlooks the stunning backyard gardens, creating a seamless connection between indoor comfort and outdoor beauty.

Accommodation includes three great-sized bedrooms, with one featuring a beautifully appointed ensuite, while the main bathroom is equally impressive and perfectly suited for a growing family. Adding incredible versatility is the substantial approximately 40m<sup>2</sup> extension,

3  2  1 

**FOR SALE**

Auction

**AGENTS**

Lukas Cole

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**AGENCY**

LJ Hooker Kaleen

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ideal as a second living area, games room, kids' retreat or a peaceful reading space bathed in sunlight from its many windows.

Outdoors, the charm continues. The established gardens wrap around the home, creating a private, green sanctuary, while the large carport provides generous undercover parking. The separate garage studio adds even more flexibility - perfect as a home office, creative space, salon, or small business setup.

Set in the heart of Downer, one of Canberra's most loved inner-north suburbs, you're moments from local shops, cafés, schools, parks and light rail, all while enjoying the quiet, community feel of this tightly held location. Character, warmth, space and opportunity - homes like this don't come along often.

Please give Lukas Cole a call on 0432 289 618 for further information or to book a private inspection.

#### Features:

- 769m2 block
- Three bedrooms
- Two bathrooms
- Beautiful leafy street
- Amazing location in the inner north
- Converted garage to home office/studio
- Multiple living areas
- Lots of natural sunlight
- Large extension
- Single level residence

#### Property Info:

- Rates: \$4,669 pa approx
- Land Tax: \$9,565 pa approx
- EER: 1.0

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#### MORE DETAILS

Property ID	2H0FF9Q
Property Type	House
Land Area	769 m2
EER	1

#### Lukas Cole 0432 289 618

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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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