







27 Melba Street, Downer

Spacious Single-Level Living Opposite Downer Parkland.

Private, spacious and perfectly positioned, this welcoming three-bedroom home offers an easy Inner North lifestyle with all the space and practicality you could ask for. Set across a generous single level with more than 150m² under roof, it's a home that feels comfortable from the moment you walk in, with plenty of room to relax, entertain and make your own.

With separate living and family rooms, there is plenty of flexibility for everyday living and entertaining. All three bedrooms are generously sized and feature built-in robes, with the main bedroom enjoying its own ensuite while the main bathroom services the remaining bedrooms and living areas.

The kitchen is practical and well-appointed, featuring quality near-new Bosch appliances, including a pyrolytic oven, along with an LG dishwasher.

At the rear of the home, the north-facing courtyard provides a private outdoor space that is ready for you to make your own. Whether you have always wanted to grow your own vegetables with raised planter boxes, create garden beds or simply add some greenery and

3 2 1

FOR SALE
$1,050,000+

VIEW
Sun 8th Nov @ 9:15AM - 9:45AM

AGENTS
Andrew Grenfell
0424 858 529
andrew.grenfell@ljhcanberracity.com.au

AGENCY
LJ Hooker Canberra City
(02) 6249 7700

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.

LJ Hooker

personality, there is plenty of opportunity to get creative and create something special. The established low-maintenance gardens are supported by controlled irrigation, while newly installed fencing provides added privacy and security.

The home has also been freshly painted and offers ducted gas heating, reverse-cycle split-system air conditioning, R3 ceiling and wall insulation and instant gas hot water and a 5 Star energy rating.

A large single garage with automatic roller door and internal access provides secure parking, while additional off-street accommodation gives you space for a caravan, boat or extra vehicle.

Location is another standout, with everything the Inner North has to offer right at your fingertips. Positioned directly opposite parklands and Downer Playing Fields, you'll have easy access to walking routes towards the Downer community precinct, while the cafés, restaurants and shops of Dickson are only minutes away. The light rail provides an easy connection into the City and beyond, making it easy to enjoy the very best of the Inner North right from your doorstep.

Internal: 130.4m2
Garage: 20.1m2
Block: 480m2
EER: 5 Stars
Rates: $4,032 per annum (Approx)

Features:

" Spacious single-level three-bedroom home
" More than 150m² of living under roof
• Separate living and family rooms
• Three generously sized bedrooms with built-in robes
• Main bedroom with ensuite
• Main bathroom servicing remaining bedrooms and living areas
• Quality near-new Bosch kitchen appliances
• Bosch pyrolytic oven
• LG dishwasher
• North-facing private courtyard and covered patio
• Established low-maintenance gardens with controlled irrigation
• Opportunity to create vegetable planter boxes or garden beds
• Newly installed fencing
• Freshly painted throughout
• Ducted gas heating
• Reverse-cycle split-system air conditioning
• R3 ceiling and wall insulation
• Instant gas hot water
• Large single garage with automatic roller door and internal access
• Additional off-street parking for caravan, boat or extra vehicle
• Directly opposite Downer Playing Fields and parklands

Nearby:

Downer Playing Fields —0.1km
Holy Rosary 1.8km to the —schools
Australian Catholic University —1.6km
Downer Community Precinct / Downer Shops —0.5km
Swinden Street Light Rail Stop —0.7km
Downer Preschool —0.7km
Dickson College —1.1km
Dickson Wetland —1.2km
Dickson Shopping Precinct —1.5km
Daramalan College —1.6km
Emmaus Christian School —1.7km
Lyneham High School —2.3km
ANU —4.5km

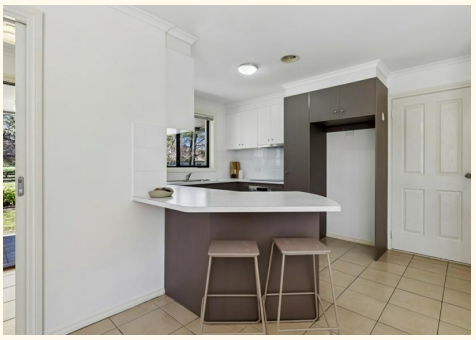
All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

Canberra CBD —4.5km
Canberra Centre —4.5km
Australian War Memorial —5.0km

Disclaimer:
Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

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.











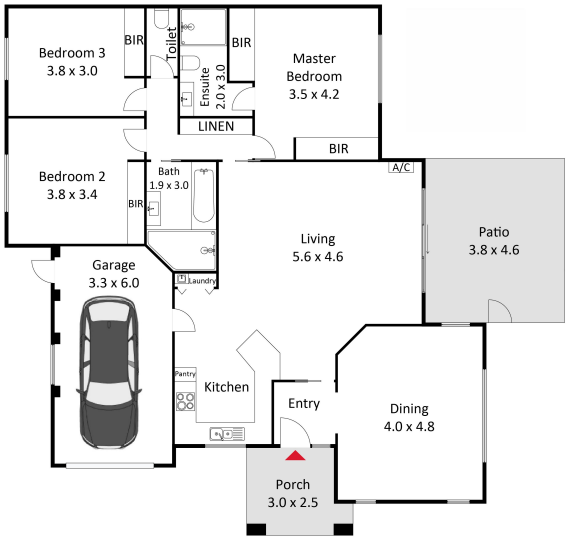
MORE DETAILS

Property ID	2GCTFHK
Property Type	House
EER	5

Andrew Grenfell 0424 858 529
Salesperson | andrew.grenfell@ljhcanberracity.com.au

LJ Hooker Canberra City (02) 6249 7700
1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | sales@ljhcanberracity.com.au

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.Exterior elements are not in position.Plans should not be relied on. Interested parties should make and rely on their own enquiries.

27 Melba St, Downer, ACT, 2602

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.