



31 Banfield Street, Downer

Light-filled living, a big backyard and light rail close by

Set behind neat hedging on a quiet Downer street, this light-filled three-bedroom home is comfortable, well cared for and ready to enjoy.

A fully updated kitchen, fresh bedroom carpet and ducted reverse-cycle heating and air conditioning provide easy, year-round living, while an 8kW solar system adds valuable energy efficiency.

The bright open-plan living area connects with a well-appointed kitchen offering generous benchtops, a breakfast bar, ceramic cooktop, pyrolytic oven, dishwasher and ample storage. Alongside it, the oversized laundry provides welcome extra room for household storage.

A separate lounge with a slow-combustion wood heater opens to a covered and lit entertaining area overlooking the private rear garden. All three bedrooms are carpeted, the main has a full wall of built-in robes, and the bathroom is complemented by a separate WC.

The generous, easy-care backyard features open lawn, established plantings and two large raised garden beds. A rear gate provides

3 1 2

FOR SALE
\$950,000+

VIEW

Wed 23rd Sep @ 5:00PM - 5:30PM

AGENTS

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AGENCY

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direct access to the path towards light rail, while the double garage and large garden shed offer excellent parking and storage.

Gang Gang Café in Downer and The Knox in Watson are within easy reach, with light rail connecting to Dickson, the City and the Capital Region Farmers Market. Nearby schooling options include Majura Primary School, Lyneham Primary School and Lyneham High School.

Planning note: Draft Major Plan Amendment DPA-09 has proposed rezoning parts of Downer from RZ1 to RZ4.

At a glance

- Light-filled three-bedroom home in a quiet Inner North setting
- 8kW solar system
- Ducted reverse-cycle heating and air conditioning throughout
- Fully updated kitchen with breakfast bar, ceramic cooktop, pyrolytic oven, dishwasher and ample storage
- Bright open-plan living plus separate lounge with slow-combustion wood heater
- Oversized laundry with useful additional storage
- Covered and lit entertaining area overlooking the rear garden
- Fresh carpet to all three bedrooms; full-width built-in robes to the main bedroom
- Bathroom with separate WC
- Generous, easy-care backyard with open lawn, established plantings and two large raised garden beds
- Rear gate with direct access to the path towards light rail
- " Double garage and large garden shed
- " Easy access to Gang Gang Café, The Knox, Dickson, the City and nearby schools
- Draft DPA-09 proposes RZ4 zoning; buyers should make their own planning enquiries

MORE DETAILS

Property ID	1HKNKHF92
Property Type	House
House Size	95 m2
Land Area	658 m2
EER	1

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