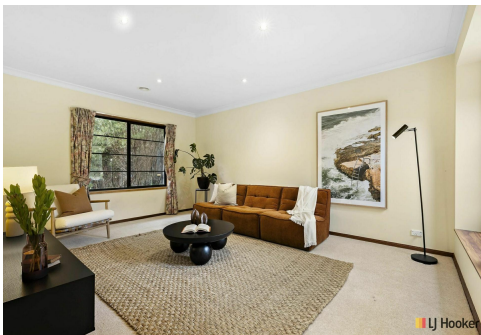




LJ Hooker



## Downer, 36A Atherton Street

Easy, Accommodating & Inviting.

Auction Location: Onsite

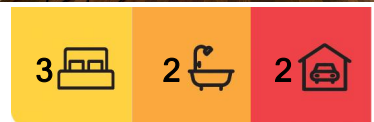
This charming mediterranean 3 bedroom, 2 bathroom, 2 car garage single level townhouse style home offers the opportunity to enter one of the Inner North's most sought-after suburbs. Situated on a generous, 492m<sup>2</sup> level block on a quiet tree lined street in central Downer, this conveniently located property is surrounded by the amenity and lifestyle options that are synonymous with Canberra's Inner North.

An impressive 144m<sup>2</sup> floorplan comprising of north-facing living areas complements the private outdoor entertainment area, located in the fully fenced rear yard and perfect for intimate gatherings. This is truly a unique option in the Downer property market, one that will continue to appeal for many years to come.

A perfect solution for professional couples, young families or downsizers who are looking



**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.



**For Sale**  
Auction - On site, 1:00pm Saturday 4/5/24

**View**  
[ljhooker.com.au/1DXHM1F92](https://ljhooker.com.au/1DXHM1F92)

**Contact**  
**Jason Pugh**  
0475 872 403  
[jason.pugh@ljhdickson.com.au](mailto:jason.pugh@ljhdickson.com.au)

**EER** ★★★★★

**LJ Hooker Dickson**  
**(02) 6257 2111**

for a low maintenance, easy care, light filled lifestyle-friendly home.

Features:

- 144m<sup>2</sup> living, 37m<sup>2</sup> garage.
- Separate lounge & living areas.
- Hardwood flooring.
- Segregated bedrooms (Master with ensuite).
- Central open kitchen.
- Separate laundry.
- Ducted Gas heating.
- Ducted Vacuum system.
- Remote Double Garage with internal access.

The central location means that you will be within a 5-minute drive to the Dickson Shopping precinct, the ever-popular China Town restaurant strip, Dickson swimming pool, and the array of schooling options in the area, with easy access to the Federal Highway, all of which makes this an ideal property option for those wanting to take advantage of all that the Inner North has to offer.

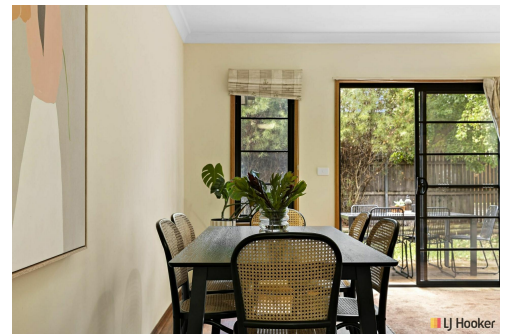
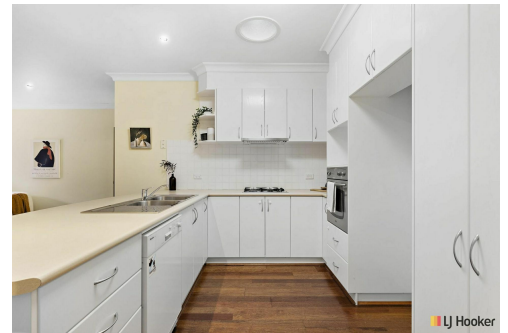
Built in 2001, this property is an excellent choice for anybody who wants an Inner North lifestyle without the high level of maintenance and upkeep that is traditionally associated with properties in the area.

## More About this Property

<b>Property ID</b>	1DXHM1F92
<b>Property Type</b>	House
<b>House Size</b>	144 m <sup>2</sup>
<b>Land Area</b>	492 m <sup>2</sup>
<b>EER</b>	6

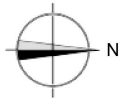
**Jason Pugh 0475 872 403**  
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

36A Atherton Street, Downer

Produced by DIAKRIT