

Downer, 39B Legge Street

Easy, Accommodating & Inviting.

This charming single level dual occupancy home offers the opportunity to enter one of the Inner North's most sought-after suburbs.

This property presents as the perfect option for those looking to live a low maintenance lifestyle without having to compromise and purchase a home attached to a Body Corporate.

Situated on a generous, 535m² 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 162m² 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.

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For Sale
AUCTION

View
By Appointment

Contact
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EER ★★★★★



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.

LJ Hooker Dickson
(02) 6257 2111

A perfect solution for professional couples, young families or downsizers who are looking for a low maintenance, easy care, light filled lifestyle-friendly home.

Features:

- 162m² approx living, 40m² approx garage.
- Separate lounge, dining & living areas.
- 2.7 mtr ceilings.
- Thor's Hammer reclaimed Blackbutt kitchen island.
- Blackbutt hardwood flooring to all living spaces.
- New carpets to all bedrooms
- Segregated bedrooms (Master with ensuite & enormous walk-in dressing room).
- Fully renovated Central open kitchen with a commercial grade (Falcon) Chef's double oven.
- Separate laundry.
- Evaporative cooling.
- Ducted Gas heating with separate zoning.
- Entertainers backyard with a functional integrated Pizza Oven and plumbed gas Webber BBQ.
- Remote Double Garage with internal access.
- Mature wall of 14 established Olive trees that complement the rear boundary of the block.
- Smartphone connected functionality.
- WiFi-enabled kitchen lights, heating and cooling.
- Integrated IP security cameras in living spaces, garage and driveway.

The central location, being so close to Downer Sports Oval means that you will be within a 2-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

Property ID	1HKMJWF92
Property Type	House
House Size	162 m2
EER	4

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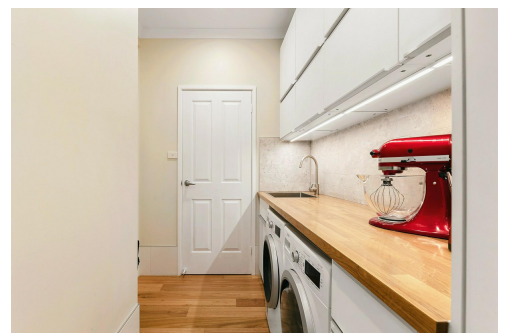
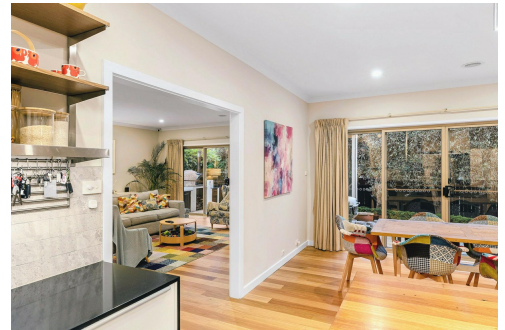
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not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

39 B Legge Street, Downer

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