

4 Cowan Street, Downer

## The Bones Are Here. The Vision Is Yours

Auction Location: Onsite - 4 Cowan Street, Downer

Set on a beautiful, tree-lined street in one of Downer's most tightly held pockets, this home presents an outstanding opportunity to create something truly special.

Offered to the market for the very first time, this one-owner residence has been thoughtfully extended over the years to accommodate a growing family. Today, it offers the perfect foundation for its next chapter. Whether you're looking to renovate and create your dream family home or explore the possibilities of a substantial 1,153m<sup>2</sup> block (subject to ACT planning approvals), the potential here is undeniable.

The existing home provides generous proportions throughout, with five bedrooms, two bathrooms and a double garage. At its heart is a spacious living room that has long been the place where family and friends gathered to enjoy one another's company and create lasting memories. The enclosed fireplace remains a beautiful character feature, reflecting the home's history, while the room itself offers endless inspiration for a contemporary renovation.

5 2 2

### AUCTION

Sat 1st Aug @ 11:30AM

### VIEW

Wed 8th Jul @ 5:00PM - 5:30PM

### AGENTS

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### AGENCY

LJ Hooker Canberra City

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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

One of the home's most charming features is its original timber flooring, bringing warmth and character that will undoubtedly inspire any renovation. Large windows frame leafy garden outlooks from almost every room, filling the home with natural light and creating a wonderful connection to the established surrounds.

A private central courtyard links both wings of the home, providing a peaceful outdoor space while enhancing the functionality of the floor plan. Every bedroom is generously proportioned, and the thoughtfully designed floor plan comfortably accommodates family living.

Set on an impressive 1,153m<sup>2</sup> flat block, the opportunity extends well beyond the home itself. It's easy to imagine extending the existing residence, creating expansive outdoor entertaining areas, adding a pool, or designing the forever home you've always envisioned (subject to ACT planning approvals). With so much usable land to work with, this is a property that invites you to dream big and create something truly special.

For buyers looking to upsize into one of Canberra's most sought-after Inner North suburbs, this is an exciting chance to secure a home with incredible future value ready for its next chapter.

Location only enhances the appeal. Nestled in the heart of Downer, the home enjoys one of the suburb's most beautiful leafy streets, where mature trees create a stunning canopy and provide welcome shade throughout summer. Just a short stroll away is Downer Oval, home to the ever-popular Gang Gang Café and expansive open green spaces perfect for relaxing, exercising or spending time with family. You're also only moments from the vibrant Dickson shopping and dining precinct, excellent schools, public transport including the light rail, and Canberra's CBD, making this an exceptional lifestyle opportunity in one of Canberra's most desirable Inner North suburbs.

Internal: 172.2m<sup>2</sup> ( Approx )

Block: 1153m<sup>2</sup>

EER: 0

Rates: \$5,571 P.A ( Approx )

Landtax: \$11,893 P.A ( Approx )

Features:

- 5 generous bedrooms
- 2 bathrooms
- " Double garage
- " Expansive 1,153m<sup>2</sup> flat block
- One-owner home, offered to the market for the first time
- Thoughtfully extended over time to accommodate a growing family
- Original timber flooring in the original home
- Private central courtyard connecting both wings of the residence
- Generous, family-friendly floor plan with multiple living zones
- Exceptional opportunity to renovate, extend or redevelop (subject to ACT planning approvals)

What's Nearby:

- " Downer Oval & Gang Gang Café approximately 350m
- Downer Shops approximately 500m
- Dickson Shopping & Dining Precinct approximately 1.2km
- Dickson Light Rail Stop approximately 1.3km
- Dickson College (Priority Enrolment Area) approximately 1.1km
- Lyneham High School (Priority Enrolment Area) approximately 1.8km
- Majura Primary School (Priority Enrolment Area) approximately 1.0km
- Daramalan College approximately 1.5km

- Merici College approximately 3.0km
- Australian National University approximately 4.5km
- Braddon Precinct approximately 4.5km
- Canberra CBD approximately 5km
- Mount Majura Nature Reserve approximately 3.5km

**Disclaimer:**

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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                    2G0ZFHK  
Property Type                House

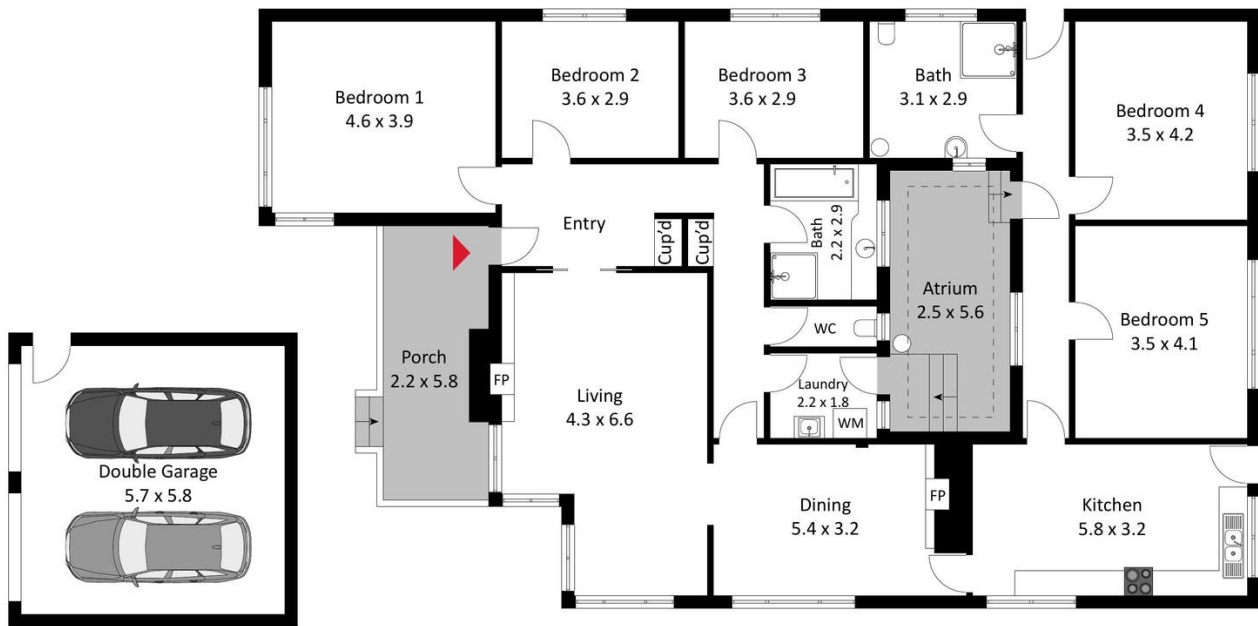
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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