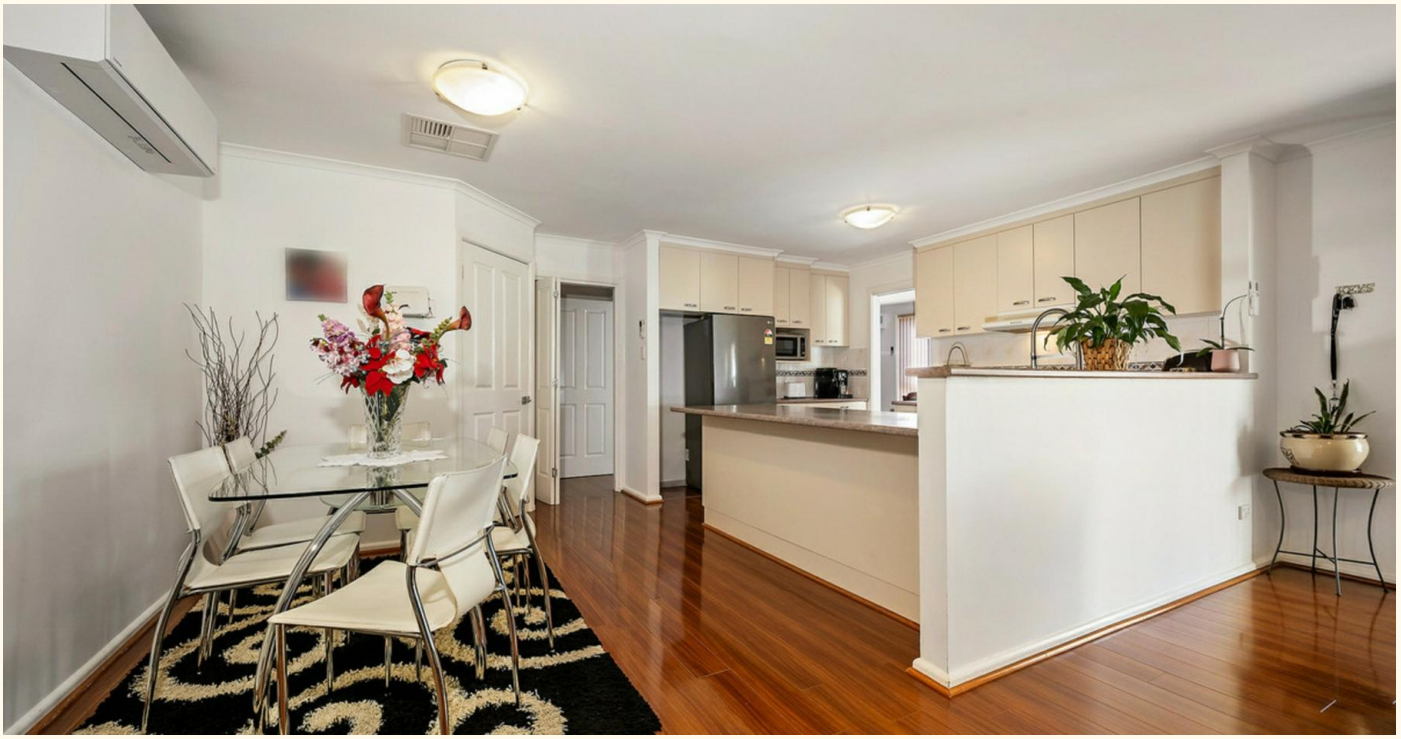








4 Melba Street, Downer

Spacious, Stylish & Perfectly Positioned in Downer!

An incredible opportunity awaits in the highly sought after suburb of Downer a beautifully presented, single level home offering space, comfort and lifestyle in one of Canberra's most convenient locations. With five bedrooms, two bathrooms, and a double garage, this residence is designed with growing and established families in mind. Featuring two separate living areas, a big, beautiful kitchen at the heart of the home, and generously sized bedrooms with built in wardrobes-including a master suite with walk-in robe and ensuite this home ticks every box.

Gleaming hardwood floors throughout add warmth and character, while the outdoor undercover entertaining area provides the perfect space for year round gatherings with family and friends. Set on a generous 693m block, there's room for everyone to enjoy both inside and out.

Homes of this scale are a true rarity in Downer, making this an exceptional chance to secure a five bedroom, single level property in a suburb renowned for its charm and convenience. Downer is beloved for its leafy streets, family friendly atmosphere, and its unbeatable proximity to some of Canberra's most vibrant destinations. Just

5 2 2

FOR SALE
$1,300,000

VIEW
Sat 7th Nov @ 11:00AM - 11:30AM

AGENTS

Lukas Cole
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Jay Sarji
0448 222 653
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AGENCY

LJ Hooker Kaleen
(02) 6241 1922

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

moments from Dickson shops, an ever growing hub of cafes, restaurants, and services, you'll also find top quality schools, sporting facilities, and parklands right at your doorstep. A short drive places you in the heart of Braddon and the City, where boutique shopping, nightlife and dining are second to none.

Whether you're a large family needing room to grow, multi generational households seeking comfort and space, or buyers looking for a home in a tightly held location, this property is a must see. Opportunities like this are rare, and with everything Downer has to offer, this is the perfect chance to secure a family home that combines lifestyle, location and long term value.

Please give Lukas Cole a call on 0432 289 618 for further information or to book a private inspection.

Features
- Five bedrooms
- Beautiful undercover area
- Two living areas
- Location
- 693m2 block
- Double garage

Rates: $4,558 pa approx
Land Tax: $9,293 pa approx
EER: 1.0
Living Size: 171.3m2 + Alfresco & Garage

Disclaimer:
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MORE DETAILS

Property ID	2GW3F9Q
Property Type	House
House Size	171 m2
Land Area	693 m2
EER	1

Lukas Cole 0432 289 618
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Jay Sarji 0448 222 653
Sales Associate | Team Cole | jay.sarji@ljhkaleen.com.au

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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.

4 Melba Street, Downer

LJ Hooker

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LJ Hooker