



5 Heaton Place, Downer

Packed with Potential in a Peaceful Cul-de-Sac

Set in a quiet cul-de-sac in ever-popular Downer, this is a fantastic opportunity to secure a versatile property with plenty of future upside. Whether you're looking to step into the market, update over time, or unlock the full potential of the block, this is a property worth your attention.




The home offers three bedrooms and one bathroom, along with a fully self-contained two-bedroom flat at the rear. This flexible layout is ideal for extended family, guests, or generating additional income.

Comfortable as is, the home provides a solid starting point with scope to modernise and add value. Buyers with a vision will appreciate the opportunity to enhance, while those looking longer term may consider taking advantage of the long Northern boundary with an extension or knockdown rebuild in this well-established and tightly held location.

With a single garage, carport, and a peaceful setting just moments from local shops, schools, and transport, the lifestyle and convenience here are already in place.

At a glance;

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.

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FOR SALE

Offers Over \$1,000,000

VIEW

Sat 20th Jun @ 9:30AM - 10:00AM

AGENTS

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AGENCY

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- Dual income opportunity
- Quiet cul-de-sac location
- 4-minutes to Downer shops
- 3-minutes to Swinden Street Light Rail stop
- 5-minutes to Dickson Town Centre
- Lyneham High catchment area

House

- 3 bedrooms, all with built-in-robos
- Renovated kitchen
- Renovated bathroom
- Ducted reverse-cycle air-conditioning
- Timber floors

Flat

- Open plan layout
- Spacious kitchen with ample storage
- 2 bedrooms, both with built-in robes
- Separate entrance

MORE DETAILS

Property ID	1HKNFDF92
Property Type	House
House Size	195 m2
Land Area	901 m2
EER	1.5

Stephen Bunday 0416 014 431

Licensed Agent & Auctioneer ACT/NSW |
stephen.bunday@ljhdickson.com.au

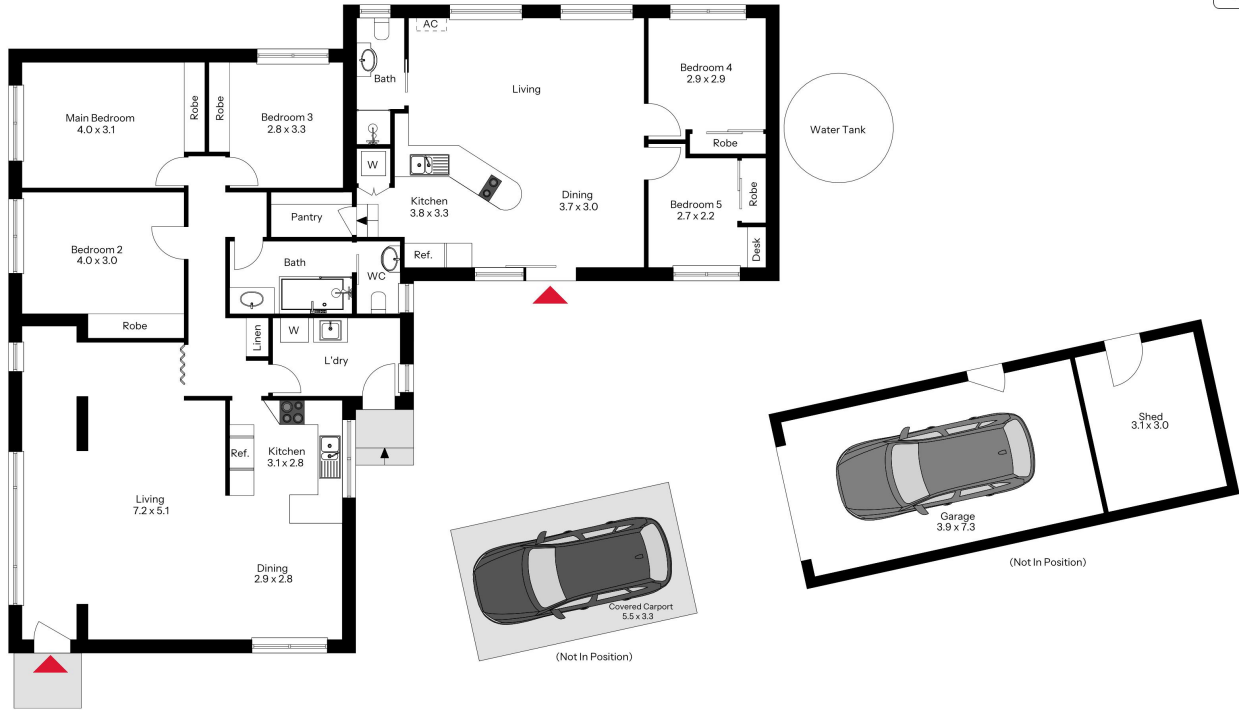
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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