







50 Gardiner Street, Downer

Your Next Move Starts Here

Set on a flat, easy-care block in sought-after Downer, this well-positioned home offers immediate liveability with genuine potential for the future.

The existing home is comfortable and ready to enjoy or lease, while the block provides an exciting opportunity to renovate, extend or create a brand-new residence tailored to your vision.

The location is a standout. Cafés, playgrounds and playing fields are just around the corner, while Dickson's extensive choice of shops, supermarkets, restaurants and entertainment is only moments away. With the light rail and City also easily accessible, everyday convenience is assured.

Whether you're a first-home buyer, investor, renovator or looking to secure land in one of Canberra's established Inner North suburbs, this is an opportunity worth acting on.

Properties offering this combination of location, land and potential don't stay available forever. Inspect today and decide what the future looks like for you.

Block: 664m2

2 1 1

FOR SALE
$965,000

VIEW
By Appointment

AGENTS
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AGENCY
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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

Internal: 88m2
EER: 1
Rates: $4,397 per annum
Land Tax: $8,896 per annum (only if tenanted)

Features:

- 2 spacious bedrooms
- Bath & separate shower
- Gas wall heater
- Electric heating & cooling
- Carport plus garden shed
- Close to schools, shops, and transport

Whats Nearby:

- Gang Gang Cafe and Bar (approx 0.4 km)
- Downer Shopping Centre (approx 0.4 km)
- Downer Community Library (approx 0.4 km)
- Dickson College (approx 0.6 km)
- Rosary Primary School (approx 0.7 km)
- Majura Primary School (approx 0.9 km)
- " Lyneham High School (approx 1.8 km)
- " Downer Oval & Playground (approx 0.5—0.7 km)
- Melba Street Park (approx 0.5 km)
- Dickson Precinct (approx 1 km)
- " Dickson Pool & Fitness (approx 1 km)
- " Bus routes run nearby on Northbourne Avenue with regular services to the city and other districts (approx 0.8—1 km)

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.

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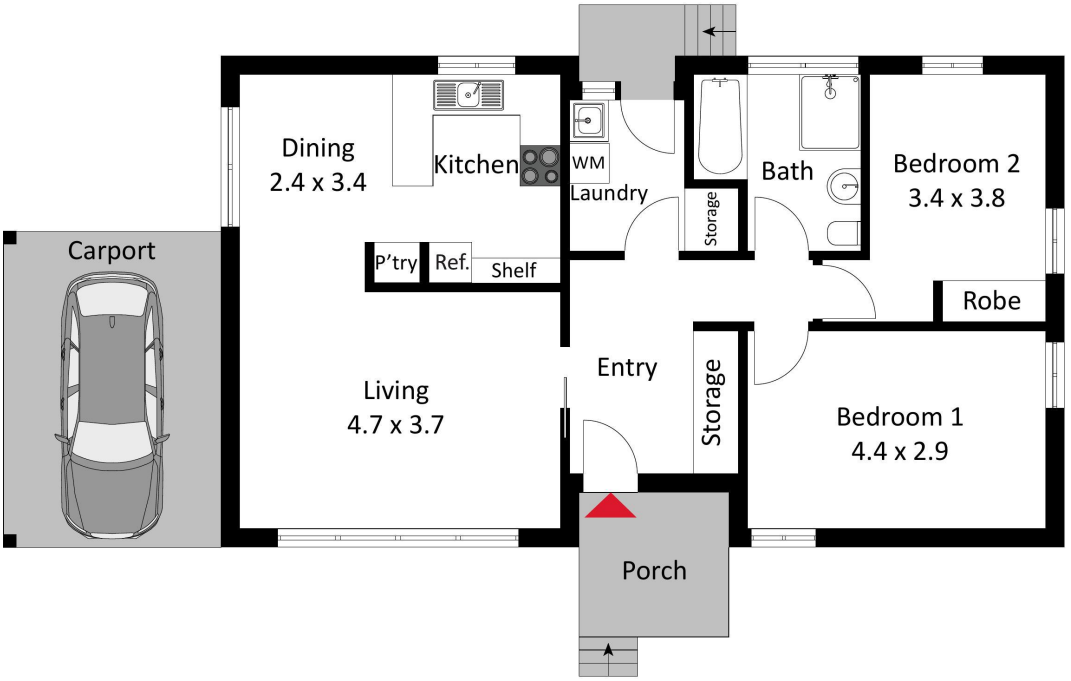
MORE DETAILS

Property ID	2F01FHK
Property Type	House
House Size	88 m2
Land Area	664 m2
EER	1

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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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