



50 Gardiner Street, Downer

## Comfort Today, Potential Tomorrow.

Comfort, convenience and a touch of opportunity, this home brings them all together. With a smart orientation that helps keep things cosy in winter, plus a presentation that allows you to move straight in or lease out with ease, it offers flexibility from day one. Whether you're ready to enjoy it as is or eager to add your own creative stamp, the potential here is undeniable.

Set on a flat, easy-care block, this home is neat, comfortable, and full of possibility. Live in it just as it is, add your own flair with a renovation or extension, or dream big and design a brand-new home from the ground up, the choice is yours.

Just around the corner you'll find cafés perfect for weekend brunch, plus a playground and playing fields only one street away, ideal for kids, pets, or catch-ups with friends. And when it's time to shop or dine out, Dickson offers an ever-growing selection of supermarkets, cafes, restaurants, to make life that little bit easier.

Downer is a suburb buzzing with energy, where young families mix effortlessly with long-time locals who love the leafy streets and strong community spirit. With a quick trip into the city by car or rail, you get

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### FOR SALE

\$1,035,000+

### VIEW

Sat 21st Feb @ 11:45AM - 12:15PM

### AGENTS

Andrew Grenfell

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### AGENCY

LJ Hooker Canberra City

(02) 6249 7700

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.



the best of both worlds: peaceful surrounds without sacrificing convenience. Whether you're starting out, scaling down, investing, or planning your forever home, this is an opportunity that grows with you.

Block: 664m2

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
- Reverse cycle air conditioning
- 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.

## MORE DETAILS

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

**Andrew Grenfell 0424 858 529**

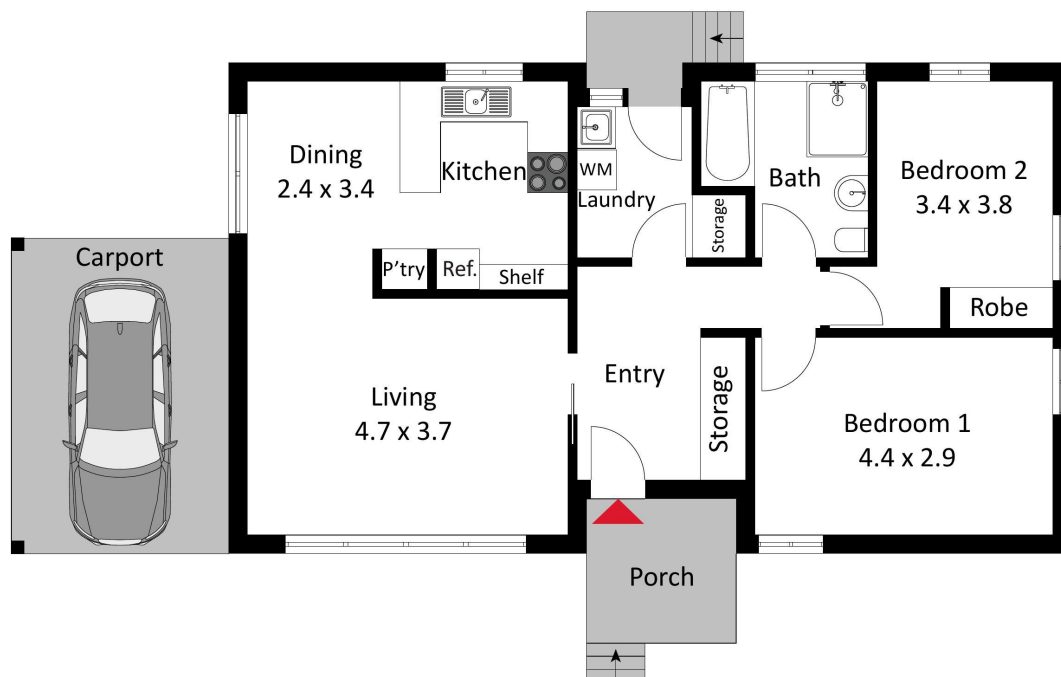
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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