



8 Cotton Street, Downer

Freshly Updated Living, Endless Future Possibility

Auction Location: LJ Hooker Canberra City

Set on one of Downer's most sought-after tree-lined streets, this fully updated three-bedroom home offers a rare combination of immediate liveability and genuine future potential - all on a generous, perfectly rectangular 820m² block.

From the street, fresh external paintwork gives the home real street appeal, while a welcoming front patio with ramp access sets a warm, easy tone at the door. Step inside and you'll find the same care has gone into every corner - freshly painted throughout, with nice vinyl flooring flowing underfoot and a north-facing orientation that fills the living area with natural light all day long.

The kitchen has been thoughtfully updated with quality appliances, gas cooking and no shortage of storage - a space that makes everyday cooking a pleasure. Three bedrooms, each with built-in storage, offer comfortable accommodation for the whole family, while the updated bathroom rounds out a home that's genuinely ready to move into.

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AUCTION

Wed 7th Oct @ 6:00PM

VIEW

Tue 22nd Sep @ 4:45PM - 5:15PM

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.



Outside, the block is where this property really comes into its own. Perfectly rectangular and generously sized at 820m², it offers plenty of clear, usable space to extend, renovate, or even start completely fresh down the track - the kind of opportunity that's becoming harder to find in the Inner North. A large metal double garage provides secure parking and storage, complemented by a separate garden shed for all the extras.

Location is everything here, and Cotton Street delivers. Downer Preschool and a local park are just down the road, making this an easy choice for young families, while the Dickson CBD with its fantastic dining and shopping precinct is just a short 15-minute walk or a quick 5-minute bike ride away. For Braddon and the City, the light rail is only a short walk away, offering an easy, low-fuss way to get into town.

Whether you're looking to settle in and enjoy the home as it is, or you're already thinking about what comes next, 8 Cotton Street offers a genuine opportunity to secure your future in one of Downer's best pockets.

At a glance:

- Fully updated three-bedroom, one-bathroom home in Downer
- North-facing living area with excellent natural light
- Front patio with ramp access
- Freshly repainted internally and externally
- Large metal double garage
- Separate garden shed
- Updated kitchen with quality appliances, gas cooking and generous storage
- Updated bathroom
- Vinyl flooring throughout
- " Three bedrooms, all with built-in storage
- " Large 820m² block, perfectly rectangular, with room to extend, renovate or rebuild
- Nicely tree-lined street, one of Downer's best
- Downer Preschool and local park just down the road
- minute walk or 5-minute bike ride to Dickson's dining and shopping precinct
- Braddon and Canberra City easily accessible via a short walk to the light rail

Build Size: 107m²

Block Size: 820m²

Rates: \$5,039 p.a

Land Tax (only if rented): \$10,431

MORE DETAILS

Property ID	1HKNKSF92
Property Type	House
House Size	108 m2
Land Area	819 m2

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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.

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