

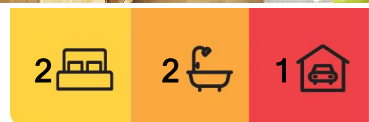
## Downer, 20/65 Frencham Street

Live Local, Love Downer!

Quietly tucked within the sought-after 'Bradfield' development, this stylish two-bedroom townhouse offers the ideal blend of thoughtful design, natural light, and unbeatable Inner North convenience. Whether you're a first-home buyer, downsizer, or investor, this modern residence delivers on lifestyle, liveability, and location!

Set across two levels, the home welcomes you with soaring ceilings. At the heart is a modern kitchen overlooking an open-plan living and dining space that naturally extends to a North-facing courtyard. This area is bathed in sunlight and is ideal for weekend brunches, evening drinks, or simply unwinding with a good book. Also on this level is a European laundry, and clever storage solutions that make everyday living easy.

Upstairs, both bedrooms are generously sized and feature built-in robes. The main bedroom enjoys the warmth of north-facing sunlight and the comfort of its own private ensuite. The second bedroom offers access to a private balcony and is serviced by a



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**Contact**  
**Stephen Bunday**  
0416 014 431  
[stephen.bunday@ljhdickson.com.au](mailto:stephen.bunday@ljhdickson.com.au)

**Brenden Mowat**  
0430 403 801  
[brenden.mowat@ljhdickson.com.au](mailto:brenden.mowat@ljhdickson.com.au)

**EER** ★★★★★★

**LJ Hooker Dickson**  
(02) 6257 2111



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stylish, well-appointed main bathroom, ideal for guests, kids, or visiting family.

Built in 2020, this townhouse still feels fresh and contemporary, with smart energy-efficient features that enhance both comfort and sustainability. Enjoy the benefits of double glazing, LED lighting, extra insulation, and solar panels-all complemented by ducted reverse-cycle air conditioning for year-round climate control. Low body corporate fees round out the appeal.

Location is key, and here you're surrounded by it all. The Downer Shops are right at your doorstep, meaning you can stroll to the ever-popular Gang Gang Café for your morning coffee, a casual lunch, or a night of live music. A little further afield, the Dickson Town Centre offers Woolworths, Coles, the light rail, and Canberra's very own Chinatown-bursting with restaurants, cafes, and local favourites. Leafy parks, walking trails, and the Dickson Pool are also close by, rounding out a location that's as vibrant as it is convenient.

This is low maintenance living with lifestyle front of mind. Move in and make it yours!

#### At a glance

- Quietly positioned in the sought-after 'Bradfield' development
- North-facing main bedroom with built-in robes and private ensuite
- Second bedroom with built-in robes and private balcony
- Soaring ceilings enhance light and space
- Open-plan living and dining flows to a sunny courtyard
- North-facing courtyard ideal for entertaining or relaxing
- Stylish kitchen with quality appliances, breakfast bar, and generous storage
- Double-glazed windows throughout
- Solar array (2.32kWh) to help reduce energy costs
- Ducted reverse-cycle air conditioning for year-round climate control
- Under-floor heating to bathrooms
- Built in 2020 - still fresh and contemporary
- Secure garage with internal access and automatic door
- Close proximity to the Dickson Pool, local walking trails and parks
- Within a 4-minute walk to the Downer Shops
- Within a 4-minute drive, or 15-minute walk to the Dickson Town Centre

## More About this Property

Property ID	1HKMJ1F92
Property Type	House
House Size	112 m2
EER	6

#### Stephen Bunday 0416 014 431

Licensed Agent & Auctioneer ACT/NSW | [stephen.bunday@ljhdickson.com.au](mailto:stephen.bunday@ljhdickson.com.au)

#### Brenden Mowat 0430 403 801

Sales Associate to Stephen Bunday and Licensed Agent | [brenden.mowat@ljhdickson.com.au](mailto:brenden.mowat@ljhdickson.com.au)

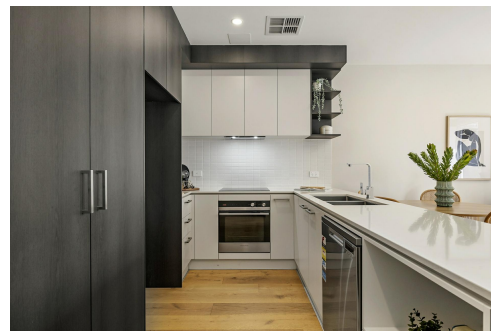
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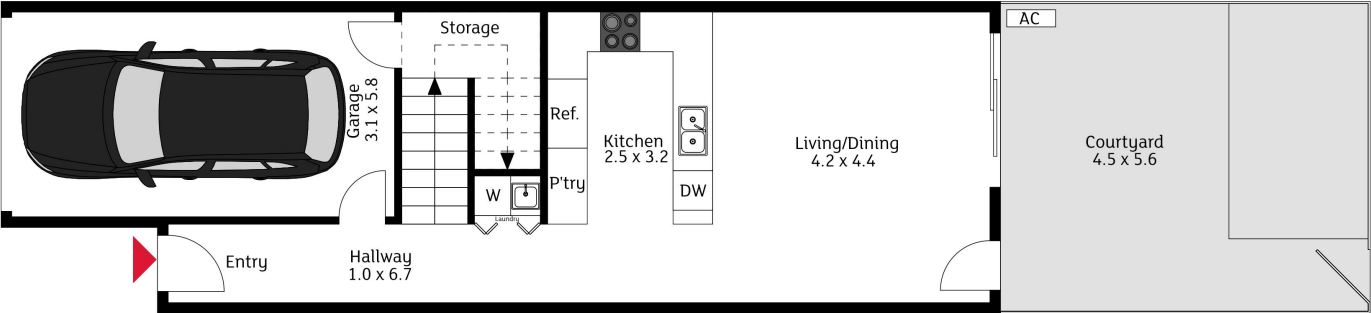
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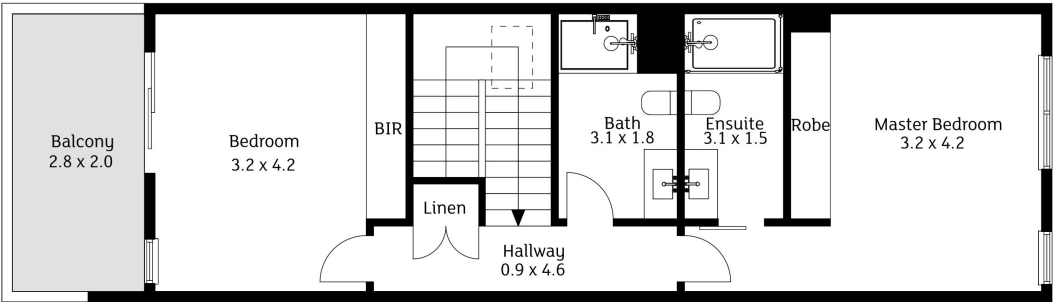
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Ground Floor



First Floor

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.

20/65 Frencham Street, Downer

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