



3/20 Bradfield Street, Downer

Two of Everything, One Great Downer Address

In a market where apartment living often means compromising on space, this Downer residence offers a welcome point of difference. Thoughtfully designed for both comfort and practicality, the home features two bedrooms, two bathrooms, two secure car spaces and two private courtyards.

The two courtyards provide an exceptional sense of outdoor space and flexibility. Start the day with coffee in the front courtyard, create a private garden retreat or make the most of the rear courtyard when entertaining friends. Whether you have a green thumb, a four-legged companion or simply value having space to enjoy outdoors, this is a feature that genuinely enhances everyday living.

Inside, 87m² of living space is thoughtfully arranged around a light-filled open-plan kitchen, dining and living area. The two-bedroom, two-bathroom layout provides excellent versatility, with each bedroom offering comfortable accommodation and the additional bathroom ideal for guests, shared living or everyday convenience.

For first-home buyers, professionals, downsizers and investors alike, the home presents an appealing balance of lifestyle, functionality and

2 2 2

FOR SALE
\$695,000+

VIEW
Wed 23rd Sep @ 12:00PM - 12:30PM

AGENTS
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

low-maintenance living.

Set within the tightly held suburb of Downer, you're surrounded by the best of the Inner North. Dickson's vibrant dining and shopping precinct, local cafés, parks, green spaces and light rail connections are all within easy reach, while the City and surrounding suburbs are conveniently accessible.

With two bedrooms, two bathrooms, two courtyards, two car spaces and one highly sought-after Downer address, this is an opportunity that delivers on both lifestyle and practicality.

At a glance:

- 2 spacious bedrooms
- 2 bathrooms
- 2 secure car spaces with 2 secure storage cages
- " 2 private courtyards providing 70m2 of outdoor living
- " 87m² of internal living
- Light-filled open-plan living and dining
- Well-appointed kitchen with excellent storage
- Two outdoor entertaining areas
- Secure, low-maintenance living
- " Highly sought-after Inner North location
- " Close to Downer Shops, cafés and restaurants
- " Easy access to Dickson and Canberra City
- " Downer Shops & Gang Gang Café approx. 1 min walk
- Swinden Street Light Rail Stop approx. 3 min drive
- Dickson Shops & dining precinct approx. 4 min drive
- Dickson College approx. 3 min drive

MORE DETAILS

Property ID	1HKNKWF92
Property Type	Unit
House Size	87 m2
Land Area	70 m2
EER	6

Stephen Bunday 0416 014 431

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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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