






5/20 Bradfield Street, Downer

Stylish Ground-Floor Living with Garden Views in the Heart of Downer

Tucked into the thoughtfully redeveloped grounds of the former Downer Primary School, this beautifully designed one-bedroom apartment in The Bradfield offers the perfect mix of modern ease, green surroundings, and unbeatable local amenity. With a north-facing orientation that fills the home with light and warmth, this residence is ideal for first-home buyers, and downsizers!

Set amongst leafy streets and gardens, this ground-floor apartment opens to a private, courtyard - allows for easy outdoor entertaining, space for pets, or just relaxing in the sunshine. With direct access to the adjoining oval, you're only steps from Gang Gang Café, recently voted Canberra's most pet-friendly café, and surrounded by a welcoming, walkable community.

Inside, you'll find a bright open-plan living area with reverse-cycle air conditioning, large windows, and a natural flow between kitchen, dining, and lounge. The modern kitchen comes equipped with premium Bosch appliances including an electric cooktop, oven, dishwasher, and a clever floating island bench - perfect for casual

1  1  1 

FOR SALE
\$470,000+

AGENTS

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AGENCY

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 **LJ Hooker**

meals or additional prep space.

The spacious bedroom includes a built-in robe and opens directly to the courtyard through glass sliding doors, creating an effortless indoor-outdoor connection. A sleek bathroom features floor-to-ceiling tiling, a modern vanity, and a large shower.

This home also includes secure underground parking, and a storage cage, all within a beautifully landscaped development that prioritises open green spaces and community connection.

Features:

- North-facing, ground-floor one-bedroom apartment
- 1 bedroom
- 1 bathroom
- Secure parking and storage space
- Bright and spacious north facing, open-plan living
- Reverse cycle air conditioning.
- Modern kitchen with Bosch appliances
- Built in robe in the bedroom
- North facing courtyard
- Beautiful landscaped garden views
- Prime location close to shops, dining, and public transport
- Floor to ceiling tiles in the bathroom
- " Beautiful communal landscaping and tree-lined surrounds
- " Steps to Gang Gang Café, light rail, and Dickson shops
- Short walk to EPIC Farmers Market

Living: 55m²

EER: 6 Stars

Rates: \$1,547 p.a.

Land Tax (if rented): \$1,761 p.a.

Body Corporate: \$748 per quarter

MORE DETAILS

Property ID	2DYPFHK
Property Type	Unit
EER	6

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