



## Downer, 6/18 Bradfield Street

### Quality Ground Floor Unit in the Heart of Downer

Nestled within the former Downer Primary School site, this opportunity at 'The Bradfield' harmoniously merges urban convenience with the charm of a tranquil suburban setting. It seamlessly integrates historic open areas, preserved trees, and spacious, tree-lined streets with modern architectural concepts, enhancing the overall living experience.

Upon entering, you'll instantly be drawn to the modern design and chic touches that extend throughout the light-filled apartment. The interconnected living and dining area seamlessly blend, ideal for hosting gatherings or everyday activities. Sunlight floods the space, amplifying the feeling of openness and fostering a cozy ambiance.

The kitchen features prestigious Bosch appliances including an electric cooktop, oven, and dishwasher. Furthermore, the streamlined cabinetry, a double undermount stainless steel sink, generous storage, and plenty of bench space enough to accommodate a breakfast bar, all help to create the perfect kitchen space which combines practicality with elegance,



**Disclaimer:** 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.



**For Sale**  
\$775,000+

**View**  
[ljhooker.com.au/1DXHNVF92](http://ljhooker.com.au/1DXHNVF92)

**Contact**  
**Andrew Grenfell**  
0424 858 529  
[andrew.grenfell@ljdickson.com.au](mailto:andrew.grenfell@ljdickson.com.au)

**EER** ★★★★★

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

ensuring meal preparation and hosting are a breeze.

The primary bedroom features a large walk-in robe, providing ample storage and includes an ensuite bathroom with floor to ceiling tiles, equipped with contemporary shower and vanity. The spacious second bedroom includes a built-in robe, direct access to the courtyard, and a nearby bathroom, conveniently positioned for comfortability.

Now this is something quite special - step out onto the large North-East facing courtyard surrounded by the serene central gardens. This is the largest courtyard available in the complex. Outdoor entertaining just became a whole lot easier. Ideal for someone that is looking to downsize from a larger block, you will be able to keep a large, low maintenance outdoor space. An idyllic setting for creating your own private oasis.

Experience the vibrant Inner North lifestyle right at your fingertips with this luminous apartment! Just moments away from the renowned Gang-Gang café and a leisurely stroll to the array of dining options, including the Dickson Village shopping precinct. The nearby Swinden Street light rail station offers swift access to the city, while the Saturday EPIC Farmers' market is conveniently nearby for your weekend indulgence.

Internal: 73m2 (approx.)

EER: 6

#### Property Features:

- Reverse cycle heating and cooling
- Double glazing
- Bespoke kitchen joinery
- Stone benchtops
- Externally ducted rangehoods
- Full height bathroom tiling
- Single-level living
- Ample storage
- Internal parking with lift access
- Wall hung bathroom vanities
- Directly opposite Downer shops
- A stroll down to the Dickson Shops
- Large open areas of green space
- Large communal green spaces
- Surrounded by leafy, tree-lined streets

#### What to love about the Location:

- Steps away from the beloved Gang Gang cafe.
- 1.2km from the Swinden St light rail stop
- 1.3km to Dickson shopping centre
- 1.1km to Dickson pool
- 4.9km to the city centre
- 1.9km to EPIC food markets.



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

**Disclaimer:** 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.

## More About this Property

<b>Property ID</b>	1DXHNVF92
<b>Property Type</b>	Unit
<b>EER</b>	6

**Andrew Grenfell 0424 858 529**

Licensed Agent ACT | [andrew.grenfell@ljhdickson.com.au](mailto:andrew.grenfell@ljhdickson.com.au)

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

36 Woolley Street, DICKSON ACT 2602

[dickson.ljhooker.com.au](http://dickson.ljhooker.com.au) | [info@ljhdickson.com.au](mailto:info@ljhdickson.com.au)



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

**Disclaimer:** 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 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.

6/18 Bradfield Street, Downer

Produced by DIAKRIT