



## Downer, 9/39 Gardiner Street

Get your foothold in delightful Downer!

Light, airy, affordable, central! What a great start for a first home buyer (OR neat investment)!

This first floor, walk up apartment is centrally located within the lovely leafy inner north suburb of Downer. With the very popular Gang Gang café an easy 5 minute walk, you'll enjoy your morning coffee before work OR your Sunday brunch with friends.

Downer neighbourhood oval is also just there, with plenty of space to keep up your exercise routine, enjoy fresh air and reconnect with nature after a long day at work.

If you need something more, then Dickson town centre is 15 minutes' walk or a 5 minute cycle taking you to 2 supermarkets, and more restaurants and cafes than you can poke a stick at!



**For Sale**  
\$295,000+

**View**  
[ljhooker.com.au/1HKM1GF92](http://ljhooker.com.au/1HKM1GF92)

**Contact**  
**Lindsey Burne**  
0408 423 376  
[lindsey.burne@ljhdickson.com.au](mailto:lindsey.burne@ljhdickson.com.au)

EER



**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.

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



The apartment itself, while mainly original, is in good condition (with the kitchen having an update some years ago). It's ready to move in now OR spend a small amount and modernise if you prefer.

Don't miss out on this opportunity to secure your ideal home (or investment). Schedule a viewing today and experience the lifestyle on offer in Downer!

Features include:

- 1 Bedroom
- Quiet location
- Sunny and welcoming
- First floor unit with balcony
- Close to Shops, Schools and public transport
- Single car accommodation

Contact us today to arrange a viewing.

## More About this Property

Property ID	1HKM1GF92
Property Type	Unit
Land Area	123 m <sup>2</sup>
Including	Balcony

**Lindsey Burne 0408 423 376**  
Franchise Owner - Sales Manager | [lindsey.burne@ljhdickson.com.au](mailto:lindsey.burne@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

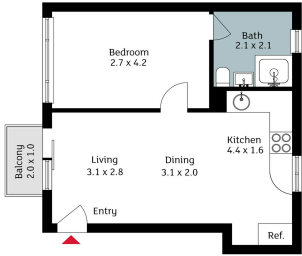


9/39 Gardiner Street, Downer

This is a computer generated image and should not be relied upon for accuracy. It is for illustrative purposes only. The actual property may vary in detail and finish. Please contact the agent for more information.

Produced by Matterport

LJ Hooker



9/39 Gardiner Street, Downer

This is a computer generated image and should not be relied upon for accuracy. It is for illustrative purposes only. The actual property may vary in detail and finish. Please contact the agent for more information.

Produced by Matterport



**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.