

**1/87 Antill Street, Downer, ACT 2602**



**Townhouse For Sale**

Wednesday, 29 May 2024

1/87 Antill Street, Downer, ACT 2602

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



Andrew Grenfell  
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## Auction

Auction Location: In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City

Nestled in an exclusive development of just eight townhouses, 1/87 Antill Street offers everything you need in a beautifully designed, light-filled two-bedroom ensuite home. Built in 2014 by the fabulous Rosedale Homes with a contemporary and functional design, this spacious residence provides the best in inner-north living, while still benefiting from its location in a leafy, established area. Firstly, what a location! I had to address this first. Located right across from the Dickson shopping centre, with the new Coles, Woolworths, pharmacy, newsagent, bakeries, cafes (just to name a few) located only a short walk across the road. The tram stop is at the end of Antill Street on Northbourne Ave. The Dickson Pool is directly across the road, as well as the Dickson playing fields. You have very sought-after school options within walking distance. This is not just a beautiful property; it is a lifestyle! Cleverly designed, the home enjoys an open plan kitchen with ample bench space and storage. The living area is generous and flows out through full-length bifold doors to your own large, private north-facing sunlit courtyard. Upstairs features two spacious bedrooms, both with built-in robes and reverse cycle air conditioners. The main bedroom features a spacious, private ensuite. There is a powder room located downstairs for your convenience and a European-style laundry. What is really unique about this property is it has a tandem car lock-up garage in the basement. Enjoy the convenience and privacy of owning your own garage space that also has enough room for storage or a small workshop area. As I said, this property will tick a lot to near all the box's on your property wish list, so come and check this out before it goes!

Features:- Two story Architect designed townhouse- Quality, boutique complex of just eight (Built by the famous Rosedale Homes)- Two bedrooms with built in robes & reverse cycle air conditioners.- Separate reverse cycle air conditioner located in the living.- Gas cooking- Gas, instant hot water- powder room on ground floor- Two bathrooms- Double, private lock-up garage and storage- Top Level inclusions and a beautiful standard of finish- North facing living flowing onto private, north facing courtyard- Literally across the road from the buzzing Dickson Centre- Short walk to schools, cafes, restaurants, supermarkets ( just to name a few )- Tram stop a short walk to the corner of Antill Street and Northbourne Ave

Rates: \$2,357 per annum  
Body corporate: \$1,106 per quarter  
Landtax: \$3,174 per annum