

13/16 Bradfield Street, Downer, ACT 2602



Apartment For Sale

Thursday, 9 November 2023

13/16 Bradfield Street, Downer, ACT 2602

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 78 m2

Type: Apartment



Antony Damiano
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\$649,000+

In-Room Auction 6th December 6pm LJ Hooker Canberra City Auction HQ Buyer Price Guide: \$649,000+ Welcome to 13/16 Bradfield St, Downer, a stunning and spacious 2-bedroom, 2-bathroom apartment located in the heart of this vibrant and sought-after suburb. Situated directly opposite the Downer Shops and surrounded by leafy, tree-lined streets, this property offers the perfect blend of convenience and tranquillity. As you step inside, you will immediately be captivated by the contemporary design and stylish finishes that flow throughout the apartment. The open plan living and dining area create a seamless integration of spaces, perfect for entertaining or simply day-to-day living. The abundance of natural light that floods the apartment enhances the sense of space and creates a warm and inviting atmosphere. The kitchen is a true chef's delight, featuring high-quality Bosch appliances, including an electric cooktop, oven, and dishwasher. The sleek cabinetry and ample storage provide both functionality and style, making it a pleasure to prepare meals and entertain guests. The 16m² balcony, facing the central gardens, is the perfect spot to enjoy a morning coffee or alfresco dining, while taking in the peaceful surroundings. The main bedroom offers a walk-in-robe, ensuring plenty of storage space for all your belongings and boasts an ensuite bathroom, complete with a modern shower and vanity. The second bedroom is generously sized, offering a built-in-robe and a separate bathroom which is conveniently located, making it ideal for guests or a growing family. One of the standout features of this apartment is its prime location. Being only 800 meters away from the bustling Dickson Shopping Precinct, you will have an array of amenities, including shops, restaurants, cafes, and supermarkets, right at your doorstep. From here, you can easily access the city center, universities, and major employment hubs, thanks to the excellent public transport options available. The Bradfield effortlessly combines city living with a relaxed suburban feel. It has open spaces, established trees, wide streets, and existing shops that blend well with new, thoughtful architectural designs featuring walkways and paths that fit in seamlessly. The lifestyle that not only Downer but the Bradfield Complex itself has on offer is truly second to none. Enquire today and make this exceptional property your new home!

Features: Secured Basement Car Park & Storage Cage Reverse Cycle Heating & Cooling Double Glazed Windows Stone Benchtops Externally Ducted Range-Hoods Full Height Bathroom Tiling Single-Level Living Internal Parking with Lift Access Wall Hung Bathroom Vanities Directly Opposite Downer Shops 800m to Dickson Shopping Precinct Surrounded by Leafy, Tree-Lined Streets Various Public Transport Options

Essentials: EER: 678m² of Internal Living 16m² Balcony 94m² Total Area Rates: \$1,562.72 per annum (approx.) Land tax (investors): \$1,876.90 per annum (approx.) Body corporate fees: \$3,623.88 per annum (approx.) Rental estimate: \$570-\$590 per week Strata: Signature Strata Age: 2 years (Built in 2021)