

13 Gardiner Street, Downer, ACT 2602



House For Sale

Thursday, 30 May 2024

13 Gardiner Street, Downer, ACT 2602

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 826 m2

Type: House



Steve Lowe
0261528374



Mac McLean
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Auction

Nestled in the sought-after inner north suburb of Downer, this versatile 4-bedroom, 2-bathroom home offers exceptional potential for a variety of living arrangements. Whether you're looking to occupy the entire house, utilise the parents' retreat for multi-generational living, or attract dual income by renting out the property as a house and flat, this residence caters to your needs. With the ability to maximize the block's potential through renovations, extensions, or new construction, the possibilities are endless. The kitchen is equipped with an electric oven and cooktop, a dishwasher, and extra storage with a spacious pantry. The main living room is generously sized, providing ample space for relaxation and entertainment. The bathroom boasts floor-to-ceiling tiles and a separate bath and shower, with an additional separate toilet for convenience. Comfort is assured year-round with ducted evaporative cooling and three gas wall heaters located in the living room, hallway, and parents' retreat. Additional storage solutions include a linen cupboard, garage, a workshop and storeroom. The large master bedroom features a private ensuite, while the parents' retreat includes a kitchenette with a freestanding oven and cooktop, perfect for independent living. The property features established front gardens with an automatic irrigation system and a manually irrigated backyard. The flat, 826m² RZ1 zoned block can take advantage of new planning laws from November 2023, further enhancing its appeal to investors seeking dual income opportunities with separate gas and electricity meters. This Downer gem offers a multitude of living and investment options, making it an outstanding opportunity in a prime location!

Features:- Electric oven and cooktop in kitchen- Dishwasher- Extra storage and pantry in kitchen- Spacious main living room- Large master bedroom with private ensuite- Parents retreat with kitchenette- Freestanding oven / cooktop to kitchenette- Floor to ceiling tiles to bathroom with separate bath and shower- Separate toilet from bathroom- Ducted evaporative cooling- 3x gas wall heaters (Living room, hallway & parents retreat)- Linen cupboard- Irrigation system- Oversized double carport (5.4m x 8m)- Garage (2.9m x 5.3m)- Workshop (2.9m x 2.35m)- Storeroom (2.9m x 1.7m)- Established front gardens- Automatic irrigation to front yard- Manual back yard irrigation connects to tap- Flat block- Potential to be tenanted to 2 separate tenants (Dual income)- 2 x gas and electricity meters- 826m² RZ1 zoned block can take advantage of new planning laws from Nov 2023- Ample side and rear space for multiple parked cars, campers, or boats

Close to: Downer Shops (Gang Gang Cafe) - 600m - 7min walk
Dickson Shopping Centre - 1.1km - 14min walk
Rosary Primary School - 1.2km - 3min drive
Majura Primary School - 1.9km - 4min drive
Dickson College - 800m - 10min walk
Daramalan College - 1.5km - 4min drive

Living: 153m²
Garage, Workshop, storeroom: 30m²
Carport: 43m²
Land size: 826m²
Rates: \$1,153pq
Land tax (If tenanted): \$2,116pq*

To receive the contract of sale, building report, and additional documents via email within just 10 minutes of your enquiry, please fill out the online request form. Be sure to check both your inbox and junk folder for prompt delivery, available 24/7.