

**20 Edkins Street, Downer, ACT 2602**

**independent**  
PROPERTY GROUP

**Sold House**

Thursday, 10 August 2023

20 Edkins Street, Downer, ACT 2602

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Kate Billson  
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## Contact agent

Welcome to 20 Edkins Street in Downer, a charming property that offers a multitude of possibilities for those seeking a dream home in a sought-after suburb. Situated in close proximity to Dickson, Watson, and the city, this residence offers the perfect blend of convenience and tranquillity. As you enter the property, you will be immediately struck by the potential that awaits. Nestled on a large block, this home boasts three generously sized bedrooms, providing ample space for a growing family. The large block on which this property resides is a standout feature. It offers abundant space for outdoor entertaining, gardening, or even the possibility of extending the current residence to suit your specific requirements. Imagine creating your own oasis, complete with a landscaped garden, a beautiful patio for al fresco dining, or a sparkling pool to enjoy on hot summer days. Whether you're looking to build your dream home from scratch or reimagine the existing dwelling, 20 Edkins Street provides the ideal canvas for your aspirations. With its enviable location, generous block size, and flexible living spaces, this property is waiting for someone to infuse it with their personal touch and create a home that truly reflects their vision. Downer is a sought-after Inner North suburb with proximity to many exciting amenities including the Dickson Shopping Centre & Watson shops, Knox Café, and EPIC Farmers Markets. It's an easy 10-minute drive to the City or just a short walk to the new light rail, with a stop just around the corner. There are plenty of schooling options with Daramalan College, Dickson College & a range of primary schools close by. This home is one you don't want to miss out on. Features: • Rinnai gas heater • Ceiling fans in the kitchen and bathroom • Ample storage in the kitchen • CHEF stand-alone oven and gas cook top • Decent-sized bedrooms • Bathtub in the bathroom • Established gardens • Ample parking • Large front porch • Two car carport • Large backyard • Storage shed • Fisher & Paykel washing machine and Beko fridge included Essentials: • EER: 0 • Living area: 94m<sup>2</sup> approx. • Block: 797m<sup>2</sup> approx. • Rates: \$4,288 p.a. approx. • Land tax: \$7,332.73 p.a. approx. • Age: 1963 • Expected Rental return: \$680-\$750 per week.