

31 Swinden Street, Downer, ACT 2602

House For Sale

Saturday, 9 December 2023

**total
property**
management

31 Swinden Street, Downer, ACT 2602

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 582 m2

Type: House



Ainslie Thomas

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Expressions of Interest

This charming three bedroom home is located in the popular suburb of Downer. The home features a formal living room, updated kitchen boasting gas cooking facilities, dishwasher and a spacious meals area. The bathroom has also been updated. The charm is accentuated by polished timber flooring throughout. Ideally located in a quiet street only minutes from the Dickson shopping precinct, with easy access to cafes, local shops and restaurants. Comfort is assured in the winter months with gas heating. The established gardens assure both privacy and is also an ideal setting for outdoor entertaining in the coming months. Whether you are enjoying a morning coffee or hosting a barbeque with friends, this space is designed for easy living! Downer is becoming highly popular for both renovations and rebuilding because of its premium location. The possibilities are endless. The location also offers easy access to public transport including the light rail and only minutes to Canberra City. If you have been seeking a charming home at an affordable price in such a premium location, then look no further! Contact our office to arrange an inspection. Features include: Formal entry Updated kitchen boasting gas cooking and dishwasher Dedicated meals area Formal Living room Polished timber flooring Updated bathroom Freshly painted throughout Private established gardens Off street parking Gas heating Quiet street location Easy access to Dickson shopping precinct, cafes and restaurants Only minutes to Canberra City Excellent block Convenient to public transport including the Light Rail Prime property for future renovation or extension Beautiful established trees Easy care Inner City lifestyle Highly sought after suburb Separate toilet Large master bedroom Separate laundry A rare opportunity Outgoings (approx.) Water: \$ 187 pq Rates: \$ 993 pq Land Tax: \$ 1789 pq (only if rented) Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this sales advertisement, Total Property Sales does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective purchasers to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.