

**50 Gardiner Street, Downer, ACT 2602**



**Sold House**

Thursday, 5 October 2023

50 Gardiner Street, Downer, ACT 2602

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 664 m2**

**Type: House**



Geraldine Rutherford  
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**\$925,000**

Location is always an important factor when considering where you would like to live. The aspect of the property is also important as with our cold Winters savings can be made on heating costs. Presentation of the home will guide you regarding whether it is ready and suitable to move in or rent out straight away. Downer is now a vibrant hub of young families and original residents who are community spirited and enjoy living in their established leafy surrounds with a short commute to the City by car or rail. This home is in good condition and sits on a level block of land. It is perfect for those looking to extend and renovate to add personal touches and value, or for those looking to knock it down and build a new residence. Downer is a great meeting place for a coffee or lunch. There is a playground and playing fields one street away for play or gathering with family and friends. Dickson has progressed to offer more choice of supermarkets and extra parking facilities making it a convenient centre for shopping and or dining. This is a property to suit all ages and stages in life. - Living area: 88.02m<sup>2</sup>- Wheelchair access via ramps- Gas wall heater- Air conditioner- Roller blinds to all windows- Kitchen & bathroom in good condition- Carport- Garden shed- Close to schools and shops- Transport nearby Vacant and ready to occupy. One not to be missed. Cost breakdown Rates: \$4,243 p.a Land Tax (only if rented): \$7,678 p.a Potential rental return: \$450 - \$500 p.w This information has been obtained from reliable sources however, we cannot guarantee its complete accuracy so we recommend that you also conduct your own enquiries to verify the details contained herein.