

**64 Atherton Street, Downer, ACT 2602**



**Sold House**

Thursday, 10 August 2023

64 Atherton Street, Downer, ACT 2602

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 779 m2**

**Type: House**

**\$1,085,000**

Here lies an opportunity to secure a slice of inner city living in a home which can be enjoyed from day one. Take some time to plan a modest renovation, smart extension or rebuild a home befitting the superb location. Looking down the street its easy to draw inspiration from those that have shared the same vision. Either way this is a solid home which will reward in years to come. Highlights:- Floor to ceiling window in the lounge allow the sun in- Open plan kitchen and meals area- Generous main bedroom- Good carpet and paint throughout - Split system air conditioner to lounge room- R4 insulation to ceiling- Good off-street car parking with space for a carport/garage- Garden shed and secure rear yard- Dickson and Daramalan Colleges, Rosary and Majura Primary Schools moments away- Downer's local shops and the Dickson shopping precinct within walking distance- Excellent access to Canberra's Light Rail Network (7min walk away) taking you to the City

Key Stats:- Unimproved land value: \$910,000 (2022)- Rates: \$4,172 - Land Tax: \$6,653 (only payable if house is rented)Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.