

**8/16 Bradfield Street, Downer, ACT 2602**

home by holly

**Sold Apartment**

Sunday, 13 August 2023

8/16 Bradfield Street, Downer, ACT 2602

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Jenny McReynolds  
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Cris O'Brien  
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**\$780,000**

#soldbycris #soldbymcreynolds \$780,000 Known for its striking streetscapes and prime Inner North location, Downer is one of Canberra's most established garden suburbs. Own your own little piece of Downer in the Bradfield Residence where contemporary design meets affordable luxury living, with sleek and stylish minimalistic design, and warm timber finishes. Offering 104 sqm of living, the home is positioned at the end of the complex meaning it only shares one wall, and has been expertly crafted by award-winning architects AMC Architecture, and every detail is nothing short of perfection. Open plan kitchen and living is full of light, with north facing aspect, and sliding door opens onto the generous balcony extending the footprint of the home - a gorgeous space to quietly sit and contemplate the day just gone. The full sized, kitchen has stone bench tops, Bosch induction cooktop and appliances and ample storage. The home features three good sized bedrooms, all with built in robes, the master with ensuite and private balcony. The two remaining bedrooms centre around the family bathroom, offering quality finish with floor to ceiling tiles. Additionally, enjoy two car accommodation with storage for your convenience, beautifully curated communal gardens for residents to enjoy, and a two-minute walk takes you to the Downer shops. Be part Bradfield community and immerse yourself in the into the Downer community and lifestyle. The energy is infectious, you feel it when you pop to the local shops, have a coffee or delicious meal at The Gang Gang, a short walk to restaurants and shops in the Dickson Village shopping precinct, or join the locals on the weekends as they walk their dogs or shop at the Farmers Markets. features..beautifully appointed three-bedroom unit offering 104sqm living designed by award winning AMC Architecture. situated in the heart of Downer in the Bradfield Residences .residence set at the end - only one shared wall .open plan quality kitchen with custom joinery, stone bench tops, induction cooking, externally ducted range hood ample storage.sunny and bright, north facing living with connection to private balcony.double glazed windows throughout.three spacious bedrooms all with built in robes, the master with ensuite and private balcony.additional bathroom and European laundry.excellent storage .two secure side by side carparks and storage cage.reverse cycle heating and cooling to the living and main bedroom.electric hot water system.large open areas of green space and pretty communal gardens.two minute walk to Downer shops, with Gang Gang Café, and yoga studio .close proximity to Dickson Shopping precinct, cafes, restaurants and bars, highly regarded schools, parks and ovals, and nature reserves.short walk to light rail stop for a fast trip into the Central Business District. EER:6Living:104m2Rates: \$1,566 p/a (approx)Land tax: \$1,757 p/a (approx)Body corporate: \$1,195 p/q Year built: 2020