

32 Burn Street, Downer, ACT, 2602

CARTER + CO

House For Sale

Wednesday, 31 July 2024

32 Burn Street, Downer, ACT, 2602

Bedrooms: 3

Bathrooms: 1

Type: House



Alistair Morrell

0432669784

Inner North Blank Canvas

The Features You Want To Know!

- + 3 bedrooms
- + 1 bathroom
- + Lovely flat corner block
- + No obstructive trees
- + Separate kitchen/meals and living space
- + Bright and airy living room
- + Abundant natural light throughout
- + Located on a quiet, leafy street

Why You Want to Live Here!

Welcome to 32 Burn Street, a delightful home in the peaceful suburb of Downer. This three bedroom home presents the perfect opportunity to enter a tightly held market in the inner north. It's a perfect starting block for a young family with dreams to paint their family home on this blank canvas. Set on a lovely flat corner block, this home provides ample space and convenience for everyday living and huge potential for future projects.

The separate kitchen and meals area offer a functional space for gatherings, while the bright and airy living room is perfect for a more formal setting or soaking in the natural light. If a simple renovation is the plan, the large corner block offers ample space to create your outdoor entertainment and garden sanctuaries. Neatly separating the front yard and back yard you have the opportunity to separate the canvas and make use of every inch of dirt in this sought-after location

Located on a quiet, leafy street, this home is just a short distance from local schools and the Australian Catholic University (ACU), making it an excellent choice for families. With convenient access to amenities, parks, and public transport, you'll enjoy a vibrant yet peaceful lifestyle.

Don't let this opportunity pass you by! A blank canvas like 32 Burn Street, with its perfect blend of location and potential, are highly sought after in Downer. Act fast to secure your slice of this wonderful community!

Contact James Carter 0413 974 912 or Alistair Morrell 0432 669 784 for your inspection today.

The Statistics You Want To Know!

- + EER: 3.5
- + Block:21
- + Section:70
- + Living: 91.95m²
- + Year Built: circa 1961
- + Rates: \$4,416 pa (approx.)
- + Land Tax: \$8,042 pa (approx.)
- + UV \$873,000 (2023)
- + Rental Appraisal;