

35/45 Frencham Street, Downer, ACT, 2602



Townhouse For Sale

Thursday, 16 January 2025

35/45 Frencham Street, Downer, ACT, 2602

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Townhouse



Treston Bamber
0488488956

Sought-After, Modern, Inner-City Living

Nestled in The Bradfield complex in the highly sought-after suburb of Downer, this near-new townhouse offers exceptional, low-maintenance living in a fantastic location. Has been tenanted month-by-month for \$610 per week, tenant is vacating on 6th February. This property would suit owner-occupiers or investors looking for a turnkey investment.

The well-designed layout offers excellent separation of living and comprises an open-plan living, dining, and kitchen area downstairs, flowing to a sunny, private courtyard, while upstairs, you'll find two generously sized bedrooms with built-in robes, separated by two central, stylish bathrooms, both fully tiled-a main and ensuite. A concealed laundry and a single lock-up garage with internal access complete the picture.

Contemporary, light-filled interiors create a warm and comfortable ambience, with the downstairs fully tiled for easy care. The kitchen is as functional as it is stylish, with stone benchtops, ample storage, and stainless-steel appliances, including electric cooking and a dishwasher. With ducted heating and cooling and double blinds on all windows, this well-maintained townhouse is ready to be enjoyed from day one.

A private, sunny courtyard extends the living space, perfect for alfresco dining, entertaining friends, or simply relaxing outdoors with a drink in hand. Paved and extremely low maintenance, with shrubbery to provide privacy and a leafy outlook, this is a great retreat for those who value effortless living.

Enjoying a prime location in Downer, this home is a short stroll to parks, sports ovals, the Gang Gang coffee shop, and Downer Community Centre-both popular hangouts with the locals-while Dickson shops and dining are a five-minute drive away. With lots of public transport options on your doorstep, you can enjoy hassle-free access to the city and ANU for work, entertainment, and study.

Don't miss your chance to secure this modern, low-maintenance townhouse in this highly sought-after location. Contact the office today for an inspection.

Auction Details - This home will be auctioned in rooms at Ray White Canberra Auction House at 2/14 Wales Street Belconnen on Thursday 6th February 2025 at 5.00pm - Unless sold prior to.

Features -

- Near-new, well-maintained two-storey townhouse
 - Sought-after Downer location, close to the city
 - Modern interiors, lots of natural light, quality finishes
 - 2 beds with BIR + 2 bathrooms-main + ensuite
 - Open-plan living, dining, & kitchen + European laundry
 - Stone-topped kitchen with electric cooking + dishwasher
 - SLUG + ducted heating & cooling + double blinds + storage
 - Sunny, low-maintenance courtyard, great for entertaining
 - Walk to buses, trams, café, community centre, parks
 - 5-min drive to Dickson shops, dining, Dickson College
 - Easy access to arterial roads, the city (10 mins), & ANU
 - Modern, low-maintenance living in a prime location
 - Tenanted month-by-month for \$610 per week, tenant is vacating on 6th February
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- Rates: approx \$439 pq
 - Body corp: approx \$639pq
 - Land tax: approx \$570 pq

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.