



7/39 Gardiner Street Downer ACT 2602

2 1 1

\$490

Date available: Now

[Book Inspection](#)

## Light-Filled Unit in Prime Inner North Location-Neat as a Pin!

Perfectly positioned in the heart of Downer, this well-presented apartment offers the ideal combination of comfort, convenience, and lifestyle. Tucked away in a quiet complex, this light-filled residence is just moments from the buzzing Downer Shops, Dickson precinct, and public transport options into the city.

At a Glance:

- Spacious open plan living and dining area with natural light
- Hybrid timber flooring in living area, carpet in bedrooms
- Well-appointed kitchen with plenty of storage and bench space
- Stainless steel under bench oven, ceramic cooktop & rangehood
- Seiki under bench built in washing machine
- Reverse cycle split system heating/cooling
- Two generously sized bedrooms with mirrored built-in robes
- Updated bathroom with terracotta floor tiles
- Good size shower, vanity unit & 2 door mirrored cabinet
- Neutral décor throughout reflected in drapes and floor coverings
- Private balcony – perfect for your morning coffee
- Single carport + additional off-street parking

Well-maintained, quiet complex with leafy surrounds

\* EER unknown

\*This property complies with the minimum insulation standards

\* Permission is required in writing to apply for a pet

Enjoy everything the Inner North has to offer – from local caf s and parks to bike paths and excellent public transport. This is an ideal unit for professionals, couples, or anyone looking to enjoy a convenient Canberra lifestyle.

Calendar monthly or Fortnightly

Rent is payable by direct debit and also can be available fortnightly via BPAY method

Formula - Weekly rent divided by 7 days x 365 divided x 12

WISH TO INSPECT?

1. Click on the "BOOK INSPECTION" button
2. Register to join an existing inspection
3. If no time offered, please register so we can contact you once a time is arranged
4. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times

Disclaimer:

Whilst care has been taken in gathering details for properties for lease, we accept no responsibility for any inaccuracies herein. All applicants should rely on their own research to confirm any information provided is accurate.

# Gallery



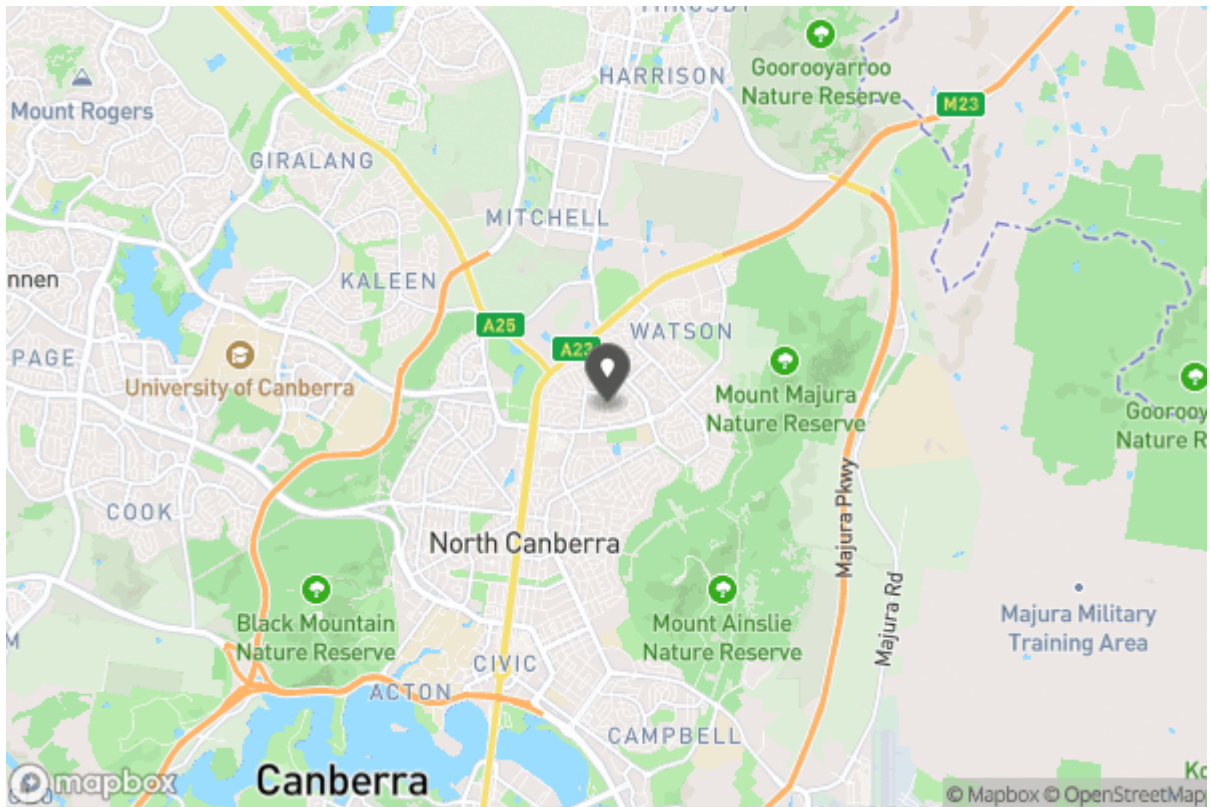








# Location Map





## Kay Stares

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## Why Book with Sadil Quinlan Properties

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://2apply.com.au/Property?agentID=sadilquinlan&uniqueID=IRE5528626>