

8 Cotton St, Downer, ACT 2602

Auction

House 3 1 2



Freshly Updated Living, Endless Future Possibility

Auction Location: LJ Hooker Canberra City

Set on one of Downer's most sought-after tree-lined streets, this fully updated three-bedroom home offers a rare combination of immediate liveability and genuine future potential - all on a generous, perfectly rectangular 820m² block.

Open for Inspection

Sat, 12 Sep 2026 - 11:45 AM to 12:15 PM

Auction Details

07/10/2026 at 6:00 PM

From the street, fresh external paintwork gives the home real street appeal, while a welcoming front patio with ramp access sets a warm, easy tone at the door. Step inside and you'll find the same care has gone into every corner - freshly painted throughout, with nice vinyl flooring flowing underfoot and a north-facing orientation that fills the living area with natural light all day long.

The kitchen has been thoughtfully updated with quality appliances, gas cooking and no shortage of storage - a space that makes everyday cooking a pleasure. Three bedrooms, each with built-in storage, offer comfortable accommodation for the whole family, while the updated bathroom rounds out a home that's genuinely ready to move into.

Outside, the block is where this property really comes into its own. Perfectly rectangular and generously sized at 820m², it offers plenty of clear, usable space to extend, renovate, or even start completely fresh down the track - the kind of opportunity that's becoming harder to find in the Inner North. A large metal double garage provides secure parking and storage, complemented by a separate garden shed for all the extras.

Location is everything here, and Cotton Street delivers. Downer Preschool and a local park are just down the road, making this an easy choice for young families, while the Dickson CBD with its fantastic dining and shopping precinct is just a short 15-minute walk or a quick 5-minute bike ride away. For Braddon and the City, the light rail is only a short walk away, offering an easy, low-fuss way to get into town.

Whether you're looking to settle in and enjoy the home as it is, or you're already thinking about what comes next, 8 Cotton Street offers a genuine opportunity to secure your future in one of Downer's best pockets.

At a glance:

1 1/2 Fully updated three-bedroom, one-bathroom home in Downer
1 1/2 North facing living area with excellent natural light

Listed By

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