

1/12 Victoria Street, Hall, ACT 2618



Townhouse For Sale

Saturday, 13 January 2024

1/12 Victoria Street, Hall, ACT 2618

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 126 m2

Type: Townhouse



Mark Johnstone
0414382093

AUCTION 03/02/2024

****Please note this property will go to auction on Saturday, 3rd February 2024 as part of our Summer Showcase Event held at the Hyatt Hotel Canberra. The event will begin at 9am and a more indicative time for this particular auction will be provided closer to the date.**** If you have visited Hall, I'm sure you've been spellbound by the feel of this classic country style village and imagined yourself enjoying an idyllic lifestyle here. Well, that opportunity is here now! This stylish two storey townhouse set right in the heart of Hall will suit downsizers, first home buyers, small families and/or investors. Beautifully presented, the ground level consists of a spacious open plan living room, dining, and kitchen area plus separate rumpus room. High ceilings and contemporary interior enhance its spacious feel, while large glass sliding doors let in plenty of natural light and open seamlessly to the sunny outdoor entertaining area. The galley kitchen with stone benchtops, ample cupboards and quality Miele appliances is the hub of the home and will delight the chef of the family. The separate rumpus room also offers potential for a practical conversion to a third bedroom and ensuite, home office etc or can be turned back to a second garage. Upstairs you will find two good-sized north facing bedrooms with built-in robes. Adjacent to the bedrooms is a light and bright sitting room/study or playroom. The full sized modern bathroom with floor to ceiling tiling is in neutral tones and includes both bath and shower. Your all year round comfort is assured with ducted reverse cycle air conditioning, instant gas hot water, double glazed windows and quality blinds and floor coverings throughout. This house is exceptionally comfortable with very low running costs. Stepping through to the outdoor entertaining area, you'll find the fully landscaped garden is low maintenance with four large vegetable boxes and planted with crepe myrtles and cherry blossom trees. The back fence is covered in jasmine, while the rest of the garden is filled with camellias, viburnum, azaleas and a fig tree, creating a private space filled with greenery. The secure yard can also be accessed via the garage with a rear roller door. Positioned in a small, quiet complex in the heart of Hall village, this townhouse is just metres from the local shops, cafes, and restaurants. Private and public schools are under 10 minutes drive or a short bus ride away, while Gungahlin and Belconnen Centres just 15 mins drive (approx), and Canberra CBD is also a short commute (20 mins approx). Don't miss this opportunity to enjoy a friendly Hall village lifestyle without the usual price tag! Call Mark Johnstone today or come along to our next open exhibition. Features include:- Modern premium townhouse in a quiet complex of only 6 North facing light filled spacious open plan living room Modern kitchen with Miele appliances & stone benchtops High ceilings Spacious Rumpus room or 3rd bedroom & ensuite conversion option Sitting room/library upstairs Generous sized bedrooms with robes Stylish modern bathroom with bath & shower Quality window treatments and flooring Ducted reverse cycle air conditioning Instant gas hot water Double glazed windows LED lights European style laundry Lock up garage with auto door + rear roller door to backyard North facing outdoor entertaining area Easy care gardens with shed & 2,000ltr rainwater tank Walk to local shops, cafes, restaurants School bus service 10 mins to Gungahlin; 20 mins to CBD Rates \$2328 pa Body Corporate \$2657 pa Year Built 2019 EER 6 Living area 126m2 (approx)