

**1 Epenarra Close, Hawker, ACT 2614**



**Sold House**

Friday, 15 September 2023

1 Epenarra Close, Hawker, ACT 2614

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Bree Prince  
0261821802

## Contact agent

What you see: Renovated so you don't have to. Character filled, single level & northerly appointed with the perfect combination of easy living and convenience. What we see: The new weekend BBQ destination. See more: Northerly appointed Separate title home on a spacious corner block Three generous bedrooms Tastefully renovated throughout Open plan living and dining area soaking in the northerly sun Updated kitchen with walk in pantry Electric cooking Full laundry with external access Ducted heating and cooling throughout Large deck in the front yard soaking in the morning sun Secure front yard with room for the kids to play Glass sliding doors leading to the rear entertaining area Tiered rear yard with fireplace, perfect for summer nights by the fire Gated side yard perfect for trailer, caravan or storage Single lock up garage with internal access, extra car accommodation at the front of the house Within 16 minutes' walk to Hawker College Within 6 minutes' drive to Westfield Belconnen Within 9 minutes' drive to University of Canberra Within 10 minutes' drive to the Australian National University Within 13 minutes' drive to Canberra City Centre Total Living: 114m<sup>2</sup> Garage: 19m<sup>2</sup> Block size: 515 m<sup>2</sup> Built: 1975 EER: 2.0 Rental Range: \$600 - \$650 p.w Rates: \$694 p.q Land Tax: \$1,126 p.q. (approx. applicable only when rented) Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.