

10 Downes Place, Hughes, ACT 2605

House For Sale

Thursday, 30 May 2024



10 Downes Place, Hughes, ACT 2605

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 1379 m2

Type: House



Brett Hayman
0411414624



Martin Faux
0421593602

Auction

This well-positioned family home is superbly located in one of Woden's best kept secret locations. Located within an exclusive and highly desirable family friendly cul de sac and situated on a large, yet low maintenance, 1,379m² parcel of land backing reserve / Federal Golf Club is 10 Downes Place, Hughes. This home embraces family living with its flexible floor plan that includes the perfect balance between formal and informal living areas. The immense informal lounge room with open fire flows directly to the sun filled dining area and the parents sitting / tv area. Accommodation is provided by three bedrooms with a study/4th bedroom, supported by an oversized bathroom with separate powder room. The main bedroom with ensuite bathroom is perfect for the adult get away. Other features include separate powder room, ample storage under house, stunning bushland, golf course and walking trails backing. A short stroll down the reserve to local schools without crossing a road, only minutes to Woden, Canberra City and Canberra Hospital. Homes of this calibre rarely become available, don't miss this outstanding opportunity to invest in your family's lifestyle. Potential Aplenty Features:- Potential aplenty - Quiet sought after cul de sac- Backing reserve / Federal Golf Club- 1,379m² parcel of land- Single level home- Three generous bedrooms, main with large ensuite bathroom- Study / 4th bedroom- Large main bathroom- Huge family room with feature fireplace - Separate formal lounge and dining rooms- Open plan kitchen with adjoining meals area- Large area under home for storage- Minutes to Woden, Canberra Hospital and Canberra City EER: 0.5Living Area: 183m²Rates: \$5,588 pa (approx)Land Tax: \$10,494 pa (approx)Land Size: 1,379m²Land Value: \$1,130,000 (2023)