

**10 Hart Street, O'Connor, ACT 2602**



**Sold House**

Friday, 11 August 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## Contact agent

What you see: Tocumwal architecture revived in an exceptional curation of materials and finishes, creating an art piece home in the heart of O'Connor. Tuned to the modern family lifestyle with the latest amenity, never losing touch with what makes a home, exactly that. What we see: Hand crafted, with a lifestyle to match. See more: Heritage Tocumwal residence circa 1940's, extended and fully renovated Modern country-style kitchen with informal meals area and built in bench seating Appliances include double oven and gas stove, Miele dishwasher Flexible four bedroom floorplan with multiple living areas Master suite located to the rear of the home, with built in robes, picture railings and en-suite Open plan dining and living room with wood burning fireplace, feature panelling and built in joinery Study/rumpus room Family room with raked ceiling, high-line windows and bi-fold stacker doors seamlessly integrate with the outdoor entertaining deck Air curtain and retractable awning External laundry/washroom Lagoon pool with natural wharf decking and combination glass and metal fencing Original timber flooring Main bathroom featuring soaker tub, skylight and niche walls Carport and ample off-street parking Ducted gas heating Ducted evaporative cooling Solar hot water Within 2 minutes' drive to O'Connor shops Within 3 minutes' drive to St Joseph's Primary School Within 2 minutes' drive to Black Mountain School Within 4 minutes' drive to Brindabella Christian College Within 6 minutes' drive to Canberra City Within 12 minutes' drive to Parliament House Living total: 210m<sup>2</sup> Carport: 28m<sup>2</sup> Block Size: 793m<sup>2</sup> Built: 1948 EER: 3.0 Rental Range: \$1,100 - \$1,180 p.w Rates: \$6,536 p.a Land Tax: \$10,618 p.a Disclaimer: 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.