

10 Smyth Place, Hughes, ACT 2605

LUTON

Sold House

Sunday, 13 August 2023

10 Smyth Place, Hughes, ACT 2605

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Sophie Luton
0261763425

Contact agent

Nestled within a whisper quiet cul-de-sac and beckoning you into the warm and inviting interior that meets family functionality. In a quiet enclave between Hughes Shops and the Inner South and just footsteps to Red Hill Nature Reserve and walking trails. New flooring and high ceilings welcome upon entry to the formal lounge room with large picture windows offering stunning tree-top views to the Brindabella mountains from the elevated position occupied by 10 Smyth Place. Moving through the lounge, to the meals area adjoining the kitchen that creates the centre-hub of the home overlooking the architecturally designed family room opening out through full-length windows to an idyllic north-facing sun-drenched garden. The solid, double-brick exterior features double-glazed windows throughout, along with tastefully renovated interiors, exceptional layout and quality finishes deliver a perfect environment for family living. The home also offers four bedrooms, two bathrooms and a double garage with internal access. Bathed in natural light, the home has been intuitively enhanced into a superb family home with immaculate presentation. Features: In an elevated, quiet cul-de-sac location Established, landscaped gardens New flooring, high ceilings and light-filled living LED lights Timber floors Double glazed windows Formal lounge room with large picture windows Meals area adjoining the kitchen Kitchen with granite benchtops and stainless-steel appliances Family room with large north facing windows, gas fireplace and in-floor heating Four bedrooms, three with built-in robes Main bathroom with bath, floor to ceiling tiles and separate toilet Second bathroom with garden access Velux skylight in hallway Mud room off garage Double garage with automatic doors and internal access Substantial under house storage including wine cellar and workshop Ducted, zoned reverse cycle heating and cooling Outdoor gas and electric outputs for BBQ Walk to Hughes Shops, Hughes Primary School and Deakin High School Walk to Red hill Nature Reserve and Federal Golf Club Close to Canberra Hospital and Deakin Medical Precinct Very close to Woden Westfield and Adelaide Avenue for access into Parliamentary Triangle and Canberra City EER: 4 Land Rates: \$5,283 approx UCV: \$1,110,000 approx Land Size: 762m2 approx Living area size: 190m2 approx Rental appraisal: \$850-\$900 per week approx