

104 Murrانji Street, Hawker, ACT 2614



House For Sale

Tuesday, 7 May 2024

104 Murrانji Street, Hawker, ACT 2614

Bedrooms: 4

Bathrooms: 3

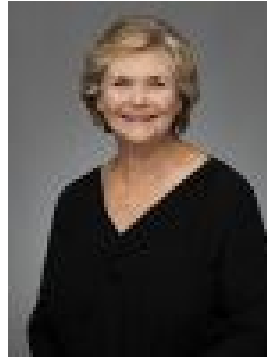
Parkings: 2

Area: 880 m2

Type: House



Michael Braddon
0262419444



Geraldine Rutherford
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Auction

Nestled in the highly sought-after neighbourhood of Hawker, this exceptional four-bedroom home, complete with a fully self-contained studio, is a rare and extraordinary find. Enjoy the convenience of living close to reputable schools, making the morning school run a breeze, then grab your coffee at popular Rocksalt, located at the bustling Hawker Shops, before your commute to work. Everything is within easy reach. With four generously sized bedrooms, an ensuite and three separate living areas, this home provides ample space for everyone in the family to have their own comfortable retreat. The renovated kitchen, equipped with quality appliances and generous benchtops, overlooks the family/meals space, plus a covered entertaining area and generously sized, secure backyard. A true highlight that sets this home apart from the rest, is the fully self-contained studio, which offers endless possibilities. Complete with kitchen, bathroom and laundry facilities, it is perfect for guests, extended family members, establishing a home office, or even a thriving rental opportunity. This is your chance to secure a fantastic family home in arguably one of Belconnen's most prime locations. Features:- Block: 880m²- Living: 164m² - Garage: 37m²- Studio: 29m²- Well-maintained and move-in ready, saving you time and hassle- New carpets- Fresh paint throughout- Renovated kitchen with new appliances- Fully self-contained studio with new kitchen, bathroom and laundry facilities, including reverse cycle air conditioning, double glazing, fully insulated, plantation shutters & Colorbond cladding- Separate laundry and mud room- Double lock-up garage with ample storage- Upgraded insulation to walls & ceiling- Magnetite retro-fitted double-glazed windows- 16-panel solar system- Solar hot water system- Upgraded ducted gas heater and new ducting- Upgraded Bonaire ducted evaporative cooling system Cost breakdown:- Rates: \$840 p.q - Land Tax (only if rented): \$1,444 p.q - Potential rental return: \$750-\$800 p.w This information has been obtained from reliable sources however, we cannot guarantee its complete accuracy, so we recommend that you also conduct your own enquiries to verify the details contained herein.