

# 106 Hodgson Crescent, Pearce, ACT 2607

## House For Sale

Wednesday, 12 June 2024



106 Hodgson Crescent, Pearce, ACT 2607

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 885 m2

Type: House



Glen Kingston  
0262824488

## Auction

This wonderful residence offers the perfect blend of comfort, style, natural light with bay windows accepting the Northern sun. As you step inside, you're greeted by a spacious open entryway, setting the tone for the inviting atmosphere that awaits. The heart of the home is the updated kitchen, seamlessly integrated into the open-plan living area, perfect for entertaining guests or enjoying family gatherings. Imagine the joy of cooking in your renovated kitchen, complete with an island bench, modern appliances, and a convenient extraction fan & lighting system. Step outside onto your private deck, where relaxation meets culinary delight with a traditional Italian Pizza oven, ready to bring the authentic flavors of Italy to your own backyard. Whether it's a casual weekend barbecue or a special celebration, this outdoor oasis is sure to impress. The accommodation features three generously sized bedrooms, each boasting built-in wardrobes for ample storage. Need a home office or study space? The additional smaller bedroom offers flexibility to suit your lifestyle needs. Throughout the home, enjoy the comfort of ceiling fans, split systems, and a cozy open fireplace in the lounge, ensuring year-round comfort for you and your family. 1 Car garage, off street parking for 3 cars conveniently behind the front hedge. Convenience is key with this home's prime location, within walking distance to Marist College, Melrose High School, Sacred Heart Primary School, and Pearce Shops. Plus, with a mature landscaped garden and bay windows adding charm to the exterior, this property truly has it all. FEATURES: \* Off street parking for 3 cars \* Mature landscaped garden \* Private entertaining \* Classic Italian brick pizza oven \* Bay windows \* Renovated open plan kitchen \* Island bench cooking with extraction fan & Lighting \* Carpets \* New roof and deck \* Split System at each end of house \* Gas Central heating system servicing entire house STATISTICS: EER: 1.0 Living: 143m<sup>2</sup> approx Land Size: 885m<sup>2</sup> Garage: 23m<sup>2</sup> Land Value: \$728,000 (2023) Rates: \$3,892 pa Land Tax: \$6,939 (Only if rented)