

11 Colvin Street, Hughes, ACT 2605



Sold House

Friday, 20 October 2023

11 Colvin Street, Hughes, ACT 2605

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 985 m2

Type: House



Chris Wilson
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Jack Wilson
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\$1,450,000

Offering a rare opportunity to secure a large parcel of land in one of Hughes most desired loop streets, with an excellent orientation and direct access to Red Hill reserve, it is no surprise this is the first time it is being sold in over 50 years. Surrounded in excellent homes and neighbours, it is easy to imagine the tranquil lifestyle that would be enjoyed calling Colvin Street home. Constructed in an era where quality was paramount, this double brick residence is no exception. Undoubtedly in need of some labour to restore what was once an admired residence, this seems a reasonable undertaking to secure such a tightly held and desired position for what could be, a forever family home. A frontage filled of low maintenance plantings and established trees offers privacy to the set back home. Upon entering, the light flooding in through the large windows and doors from the north facing balcony is sure to be appreciated. The L-shaped lounge and formal dining area both capture the most desired aspect, but the outlook of the reserve is a perfect backdrop for both entertaining and relaxing year-round. The kitchen has been updated throughout the ownership, offers an excellent vantage point to observe children in the backyard and is equipped with modern appliances including electric cooktop and dishwasher. The separation of the floorplan is favourable for family living allowing entertaining to continue while children sleep. The bedrooms are all of good proportions, have large windows to capture plenty of light and built in robes in two of the bedrooms, while the main bedroom has the added comfort of a split system air conditioner. The fourth room offers flexibility for another bedroom, study, home office or rumpus, a convenience sure to appeal to all buyers. The main bathroom services the upstairs living, with a full-size bath and shower it is a spacious offering which is complemented by a separate toilet which again adds convenience when getting ready for school or work of a morning. Undeniably requiring some work to bring this space back to life, the framework is in place to be able to create a truly fabulous bathroom. Internal access to the downstairs garage where another bathroom, laundry, workshop and abundance of storage is to be found. The garage is sure to be able to accommodate at least two vehicles but the additional carport on the other side of the home is an addition which offers the ability to keep another vehicle or boat out of the elements. A large, tiered backyard that extends directly to Red Hill reserve offers a canvas to create a landscaping spectacle while providing children and pets a space to endlessly enjoy. Access to the Federal Golf Club, Red Hill walking trails or the Hughes Primary School without having to cross a road is no doubt going to be a motivator for this location. Within close proximity to the Hughes shopping precinct where a well-stocked grocer, excellent café, chemist, takeaway and real estate agency are located, you will also be a short distance from the ever-expanding Canberra Hospital and Woden Town Centre. The choice of two excellent primary schools nearby in Hughes Primary and St Peter & Pauls Primary School, plus the catchment zone for Alfred Deakin High School is also awarded to residents in this location. Those with the required imagination will absolutely see the potential of this home and we encourage you to enquire today to register your interest, receive more information or contact your agents to arrange a time to view the home privately.

FEATURES:

- North facing to rear
- Backing reserve
- Quiet loop street
- 985m² block of land
- Updated kitchen with modern appliances
- Large under house garage
- North facing balcony
- Excellent Woden location in close proximity to Canberra Hospital and Woden town Centre
- Great public schooling catchment area

UCV: \$1,130,000 Block Size: 985m² House Size: 144m² (upper) + 68m² (lower) (approx.) Year of Construction: 1965 EER: 1.5 Outgoings: General Rates: \$1,397 p/qtr (approx.) Land Tax (if rented out): \$2,624 p/qtr (approx.)

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