

**11 Hawker Street, Torrens, ACT 2607**

**House For Sale**

Tuesday, 12 March 2024



**11 Hawker Street, Torrens, ACT 2607**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 836 m2**

**Type: House**



**Greg Ward**  
0413503312



**Jennifer Ward**  
0412563967

## Auction 10/04/24

If you've been searching for a property project to sink your teeth into, this is it! Presenting as somewhat of a blank canvas with the beginnings of a renovation evident throughout, this is the ideal framework in which to put your dream home plans into action and create a gorgeous family residence in a highly sought-after location. With Mount Taylor as your backdrop and of course, the chance to complete this project to your own taste and benefit from future capitalisation, there's no denying the opportunity being presented here is unique and exciting. Enviably positioned just moments to Woden Town centre, and with a selection of schools virtually on your doorstep, this is one not to miss!

- Exciting renovation potential on an 836sqm corner block with dual access points
- Designed to offer three separate living areas, stunning raked ceilings throughout
- Functional kitchen and bathroom mean the option exists to live in while building
- Three good-sized bedrooms, with a fourth bedroom/home office also available
- Two bathrooms, incorporating a family bathroom and an ensuite to the master
- Framed in established trees and gardens, allowing endless landscaping potential
- Plenty of off-street parking, as well as a carport at the rear, which could be a garage
- Desirable Woden Valley location, close to Mount Taylor and Oakley Hill Reserve
- Moments to the shops and eateries of Woden Town Centre, and excellent schools
- Rates: \$3,641.90 per annum

Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.