

12 Carroll Street, Hughes, ACT 2605

House For Sale

Saturday, 11 November 2023



12 Carroll Street, Hughes, ACT 2605

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 353 m2

Type: House



Jack Wilson
0402367713



Chris Wilson
0418620686

Offers Above \$979,000

Set amidst the quiet streets of Hughes, this updated, two-storey, separate title townhouse offers the ability to secure a modern oasis with three bedrooms on a parcel of prime Hughes real estate. Centrally located, you are offered ultimate convenience for employment, schooling and any essential amenities within close proximity. Entering through low maintenance and private gardens, the north aspect floods the large outdoor entertaining deck with natural light, providing a superb option for an evening barbeque or morning coffee. The separated living spaces are intelligently laid out and of good proportions with the family dining area overlooked by the recently renovated kitchen and seamlessly flowing to the large deck. Updated to maximise storage, bench space and functionality, complemented by quality appliances including induction cooktop, electric oven and dishwasher, this kitchen is sure to be appreciated by the most accomplished of chefs. The lounge room is of excellent size and accentuates comfortability, finding it easy to imagine a cold winters evening on the couch warmed by the gas fireplace and a glass of vino. Downstairs is complete with renovated laundry, plenty of storage and downstairs toilet, another necessity that has not been overlooked. Upstairs all three bedrooms are of good size, with the main bedroom capturing the northerly sun through large, double-glazed windows while a split system air conditioner provides additional comfort and large built-in robes ensure storage of all your fashion items. The main bathroom has been tastefully updated with a walk-in shower and floating vanity. The additional study upstairs ticks the box of a working from home option, a non-negotiable for so many in today's society. Positioned on a separate title block of land with no shared costs, this outstanding offering provides a unique opportunity to break into the inner Woden Valley and one of the most desired public school catchment zones. Only 300m from the extremely happy and reputable Hughes Primary School, close to the intimate Saint Peter and Paul Catholic Primary School and in the required zone for Alfred Deakin High School. A short stroll and you are provided the convenience of an exceptional café, chemist, grocery and takeaway restaurant at the Hughes shopping precinct. While the excellent facilities of the greater Woden town centre and the ever-expanding Canberra hospital are within a short distance, anything outside of walking capability is easily accessed by public transport or major arterials nearby. Do not miss your opportunity to see 12 Carroll Street, scheduled for auction if not sold prior. Enquire today to register your interest, be provided more information and book an inspection with your sales agents.

Features:

- Separate title, low maintenance home in the heart of Hughes
- North facing outdoor entertaining area and private yard
- Renovated throughout, most recently including the kitchen and double-glazed windows
- Multiple separate split system A/C units, plus a gas heater
- Securely fenced yards and outdoor areas
- Remote access to double tandem carport
- Desired public School catchment zone
- Excellent Woden Valley location, central to all amenities

Outgoings: General Rates: \$758 p/qtr (approx.) Land Tax (investors): \$1,274 p/qtr (approx.) UCV: \$570,000 Block Size: 353m² House Size: 118m² (approx.) Year of Construction: 1964 (approx.) EER: 3.5

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