

# 12 Swainsona Street, O'Connor, ACT 2602

## House For Sale

Thursday, 6 June 2024

BASTION  
PROPERTY GROUP

12 Swainsona Street, O'Connor, ACT 2602

Bedrooms: 4

Bathrooms: 1

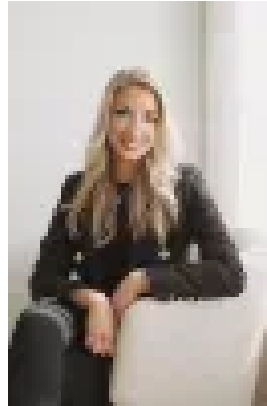
Parkings: 1

Area: 727 m2

Type: House



Gerard Northey  
0438437790



Stephanie Trpeska  
0422318584

## By Negotiation

Unassuming from the street and situated in a premier pocket of the Inner North, 12 Swainsona Street is a home offering the perfect opportunity for a growing family looking to settle in the ever-growing suburb of O'Connor. Perfectly sited on the 727sqm block to capture a stunning Northern aspect to the rear of the home, the living areas are drenched in natural sunlight creating an atmosphere of absolute comfort and charming elegance. Catering to the busy professional and modern families, with some of Canberra's most iconic amenities, shopping precincts, premium schools and entertainment options right at your door, this home boasts a welcoming ambience as-is, with your investment future-proofed for further improvement down the track - geared for years of capital growth to come. Lovingly maintained by the current owner, and a style unable to be replicated the standout features include an array of recycled timbers such as Jarrah floorboards to the family room, Ash timber benchtop, Oregon kitchen cabinets and Hoop Pine cabinetry. Ready for its new owners to take tenure, this incredible home offers:

- 195sqm of internal living space (approx.)
- Four bedrooms, master including walk-in robe
- Multiple living areas, raked ceilings
- 33.7sqm carport, secure rear yard
- 5-Star energy rating

Inclusions:

- Split-system heating/cooling, gas fireplace
- Single & double glazed windows
- Quality floor coverings, electric cooking, dishwasher
- 1.5kW solar panels

Short Walk To:

- Lyneham Shops featuring local hotspot Tilley's Devine Café, supermarket, bakery and food/coffee shops
- Lyneham Primary School, Lyneham High School, National Hockey Centre, Old Canberra Inn, Tram and bus stops
- O'Connor Ridge, Black Mountain walking tracks

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