

12 Wyllly Place, Hughes, ACT 2605



House For Sale

Thursday, 16 May 2024

12 Wyllly Place, Hughes, ACT 2605

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 742 m2

Type: House



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Auction

Auction Location: On Site This stunning tree lined street is awash with autumn colours and situated in a sought after, elevated enclave of the very popular suburb of Hughes. There is already a mix of new houses and completely renovated and extended properties within the area, so the choice is yours. The 4 bedroom, 1 bathroom house was built in the 60's and is set on 742m² block with a gentle slope and a North Easterly aspect to the front façade. It is perfectly liveable now with a slow combustion heater and a split system air-conditioning unit as well as a fully functional kitchen and bathroom. Live in it or rent it out while designing the ultimate modern home worthy of the enviable position.

Features:

- Block 21 Section 18 Hughes
- 742m² block; UCV \$888,000
- North Easterly aspect to the front of the block
- Rectangular Block
- Dimensions: 22m frontage x approx. 33m depth
- Location: Elevated cul-de-sac close to the Federal Golf Club and reserve.
- Highest sale in the street for rebuild \$2,975,000 (Number 6)
- Most recent sale in the street for larger original \$1,475,000 (Number 19)

This is a wonderful opportunity for a builder or developer to build a spec home or for a live-in owner to engage a contract builder and architect to create the home of their dreams. Either way, in keeping with the number 1 real estate buying rule, you can't go wrong with this "location, location, location!!!"

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