

13 Brand Street, Hughes, ACT 2605

LUTON

House For Sale

Thursday, 16 May 2024

13 Brand Street, Hughes, ACT 2605

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 887 m2

Type: House



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Auction

Located in an elevated position in the well sought-after suburb of Hughes – this exquisite family home offers the most luxurious of living, that won't disappoint. As you enter the architecturally renovated home you are greeted by the formal lounge and dining room with views looking out over the Woden Valley. The reserve sits directly in front of the home providing privacy, so you aren't directly looking into a property. Proceeding down the hallway to the main bedroom suite you are offered an abundance of room to sit back and relax, and watch the world go by through the floor to ceiling double glazed windows. The suit has new carpet, a walk-in robe, fully renovated ensuite, with luxurious floor to ceiling marble tiles. On this level you will also find an additional study/bedroom to be used as you please and a bathroom to service guests. Upstairs is where you will find the three large bedrooms with new carpet, and built in robes, with views across to Woden. A sizeable main bathroom is provided on this upper level as well. In the breathtaking main living area of the home you will notice no expense was spared with the Sydney Blue Gum Solid Timber flooring, pristine floor to ceiling double glazed windows creating light filled living for your lounging and dining experience. The expansive kitchen has more than enough room for your entertaining needs, offering a large stone bench top, with an induction stove cooktop and oven, a large French door fridge is also included with the sale. Plenty of storage throughout the home with an abundance of kitchen cupboards and linen cupboards right through. The family and meals area opens onto the well-manicured landscaped gardens. Leading up to the magnificent 14m indoor magnesium swimming pool, electric and solar heated - ready for your enjoyment all year round. The home is fully electric aided by the generous 32 solar panels equating to 13.28kw. Two 5000L water tanks are included for the garden maintenance. Side driveway access providing additional space for a caravan or trailer. Downstairs on the lower level you have a generous double car garage with an additional mancave or storage area. Prime location to the Canberra Hospital, Hughes Primary and Deakin High School. With a short drive down the road you will reach Westfield Woden providing all the amenities one could need. Don't miss this outstanding opportunity to be the new owner of this highly considered family home. Features: Exception location with view to Woden Hugh Gordon Architect designed and renovated home Expansive and solid construction with internal living over 277m² approx Prized northerly aspect to the rear, ensuring light-filled living Double glazed windows throughout Solid double brick construction High ceilings Sydney Blue Gum solid timber floors New Daikin ducted reverse cycle with 3 zones Formal lounge and dining room Open-plan living room with expansive sliding doors opening onto the private entertainment terrace Spacious and well-equipped kitchen with Miele dishwasher, oven induction cooktop and Asko rangehood. Also featuring granite benchtops and soft close cupboards and drawers Spacious main bedroom with beautiful outlook and its own balcony, walk-in-ropes and renovated ensuite with floor to ceiling marble tiles. Automatic blinds. Four additional bedrooms all with built-in-ropes, three upstairs with main bathroom and bedroom five/study/home office on main level with close access to an additional bathroom Established, manicured landscaped gardens – every aspect of the block is meticulously cared for 2x5000L water tanks Pool pavilion and entertainment terrace and an incredible solar heated, magnesium indoor 14M swimming pool with electric pump 32 solar panels equating to 13.28kw Double car garage with internal access, automatic doors plus a large storage/workshop area Wine storage plus under house storage Additional driveway to service a boat, caravan, or additional parking Close to Canberra Hospital, Hughes Primary and Deakin Highschool Short drive to Westfield Woden and a short commute into the Parliamentary Triangle and into the City EER: 3 Land Size: 884m² approx Land Rates: \$4,655 approx UCV: \$919,000 approx Living area: 277.6m² approx Garage: 48.9m² approx Pool pavilion: 101.50m² approx