

16 Conyers Street, Hughes, ACT 2605



Sold House

Friday, 29 September 2023

16 Conyers Street, Hughes, ACT 2605

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 742 m2

Type: House



Chris Wilson
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Jack Wilson
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\$1,285,000

Situated in the heart of one of the Woden Valley's most desired suburbs, this sizeable family home has been tightly held and is being offered for sale for the first time in over 50 years. Refreshed internally and externally, with an extended floorplan offering four large bedrooms, two bathrooms and multiple living areas, this is further complemented by north facing outdoor entertaining options and gardens to the rear. Set back generously from the street behind established low maintenance gardens and large native foliage, a sense of privacy is immediately established. Upon entering, the expansive layout becomes evident with a large formal lounge room spanning the front of the home in one direction and a hallway leading to two extra-large bedrooms in the other. A third bedroom and family bathroom are also situated in this section of the floorplan which will undoubtedly be appreciated by parents for the separation from the living areas and main bedroom. The centre of the home offers a dining and sitting option around a slow combustion fireplace before making your way into the sizeable kitchen overlooking the dining room, deck and backyard - a vantage point sure to be valued by parents. The kitchen is equipped with ample bench and cupboard space, dishwasher and electric cooking, providing the most competent of chefs a setting capable of cooking up a feast. The main bedroom is of excellent size to the rear corner of the home, capturing plenty of light through sliding doors that access the northerly facing deck. Privacy, block out and external blinds provide plenty of solitude for the parent's retreat, the spacious built in robe is ample for storing all fashion items and a renovated, accessibility friendly bathroom acts as an ensuite. Comforted by ducted gas heating, reverse cycle heating and cooling, a slow combustion fireplace and several double-glazed windows to the north of the home, you can be confident climate control is not of concern. The solid brick, tandem garage with internal insulation provides extra flexibility for storage but also guides the imagination to the often-desired workshop, man/woman-cave, or a working from home option, in addition to keeping your vehicle out of the chilly Canberra weather. A location which not only provides future value with potential development opportunity in RZ2 zoning, it accentuates convenience. Very closely located to the Hughes shopping precinct which is inclusive of grocer, café, chemist and takeaway, Woden town centre and the well serviced Westfield Shopping Mall is a mere 1400m away and the ever-expanding Canberra Hospital less than 2km. Hughes Primary School and Saint Peter & Paul Primary in either direction both within close proximity, while Alfred Deakin High School holds an outstanding reputation and is often sought after. Do not miss your opportunity to inspect for yourself, register your interest and attend our next advertised open home or book a private inspection today. Auction if not sold prior.

FEATURES:

- Excellent location & flat, rectangle block in RZ2 zoning
- Sizeable family home with appealing floorplan layout
- Freshly painted throughout, polished floorboards refurbished and new carpet to all bedrooms
- North facing gardens and leafy outlook to the rear
- Multiple outdoor dining and entertaining options
- Renovated ensuite bathroom
- Kitchen with electric cooking and dishwasher
- Solid brick tandem garage with internal insulation
- Ducted gas heating, reverse cycle heating and cooling & slow combustion fireplace
- Multiple living areas
- Extra large bedrooms with BIRs
- Solar system
- Water tank
- Fully fenced backyard with low maintenance, easy care gardens

UCV: \$1,005,000
Block Size: 742m²
House Size: 160m² + Garage 41m² (approx.)
Year of Construction: Circa 1964
EER: 1.5
Outgoings: General Rates: \$1,151 p/qtr (approx.)
Land Tax (if rented out): \$2,110 p/qtr (approx.)

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