

2/26 Poynton Street, Hughes, ACT 2605

Sold Townhouse

Saturday, 18 November 2023



2/26 Poynton Street, Hughes, ACT 2605

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 135 m2

Type: Townhouse



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A generous and light-filled home designed for easy care living. This large, three-bedroom residence is perfect for first home buyers, downsizers, or astute investors. Fresh, contemporary, and featuring a bright northerly aspect (from the rear), it captures the essence of urban style with house-like proportions, good-quality finishes, and an ultra-convenient location. All of Woden's amenities are within easy reach, including being moments away from The Canberra Hospital, local cafes, shops, schools, and the town centre. REGISTER YOUR INTEREST HERE:

<https://prop.ps/I/0MSGGjUIqXI9FEATURES> • Contemporary townhouse in a boutique complex of 4 • Well proportioned open plan lounge, dining and kitchen area • Modern kitchen with stone bench tops, 900mm induction cooktop, walk-in pantry and loads of storage • Study nook with magnetic splashback • Downstairs powder room • Three generous bedrooms upstairs, each with an ensuite • Master bedroom with walk-in robe • Bedrooms 2 and 3 with built-in robes • Double garage with automatic door and internal access • European laundry located in the garage • Solid timber flooring on ground level • Security alarm system • Freshly painted throughout • Ducted reverse cycle air conditioning • Easy care rear courtyard with garden shed and veggie patch • Large entertaining deck with LouvreTec retractable roof and automatic awnings for weather protection • Walking distance to Hughes shops, Saints Peter & Paul Primary School and Eddison Park • Short drive to The Canberra Hospital, Garran Primary School, Canberra College, Woden Town Centre and major arterial roads to all parts of the city WHAT THE SELLERS LOVE ABOUT THE HOME 1. The sun-drenched courtyard 2. Seamless flow from interior to exterior entertaining spaces 3. Updated kitchen with quality finishes STATISTICS (all figures are approximate) EER: 4.5 Home Size: 135m² (excl. stairwell) Garage: 37m² Construction: 2010 Rates: \$853 per quarter Land Tax: \$1,223 per quarter (only applicable if not primary residence) Strata Fees: \$1,125 per quarter (admin + sinking fund) Rental Range: \$850 - \$900 per week