

**2 Pope Street, Hughes, ACT 2605**



**House For Sale**

Friday, 14 June 2024

**2 Pope Street, Hughes, ACT 2605**

**Bedrooms: 5**

**Bathrooms: 2**

**Area: 990 m2**

**Type: House**



Bree Currall  
0262959911



Chloe Lindbeck  
0262959911

## AUCTION

Step into a haven of warmth and comfort in this spacious light and bright 5-bedroom, 2-bathroom home. Built in 1965 by Jennings Industry and lovingly renovated in 2004, this property blends classic charm with modern convenience. Set on a generous 990 square metre allotment, the home offers 242 square metres of living space, perfect for creating lasting memories with family and friends. As you step inside, you'll be greeted by an atmosphere of harmony and serenity. The home is bathed in sunlight, with every window offering views of lush greenery, ensuring privacy and a seamless connection with nature. The north-facing sunroom is a perfect spot to relax and enjoy the warmth of the sun throughout the day. The house features a flexible extension that can be closed off as a granny flat, providing a wonderful opportunity for multi-generational living. This space is ideal for elderly relatives, giving them independence while keeping them close, or for older children who need a bit of their own space. Alternatively, it can be rented out for extra income. Located on a friendly street filled with young families, you'll feel right at home in this welcoming community. Hughes Primary School and Canberra College are within walking distance, making it easy for grandchildren to visit and stay. Woden, just a 15-minute walk away, offers great transport options, shops, entertainment, restaurants, a library, and more. Plus, you're close to the hospital, ensuring peace of mind for any medical needs. For your convenience, the home features ducted gas heating in the main house and a split system in the lounge, as well as a split system in the lounge/dining area of the attached wing, with ceiling fans in two bedrooms. The gas hot water system and a 4kW solar system with 12 Sunpower modules provide energy efficiency and cost savings. Enjoy a leisurely 4-minute walk to Stellar Gym and childcare centre, or take a stroll to the nearby oval, playground, and local shops. This home truly offers everything you need for a comfortable and fulfilling lifestyle. Experience the perfect blend of tranquility and convenience at 2 Pope Street, Hughes. Contact us today to arrange a viewing and make this charming family home yours.\* Spacious 5-bedroom + study, 2-bathroom home\* Built in 1965, renovated in 2004\* 2.7m high ceilings in the extension\* Offers 242 sqm of living space on a 990 sqm lot\* Flexible extension can serve as granny flat or rental unit\* Friendly street with young families\* North-facing sunroom for all-day warmth\* Conveniently located near schools, shops, and healthcare\* Modern comforts including ducted gas heating and split systems\* Window dressings include blinds throughout and curtains in lounge\* 4kW solar system for energy efficiency\* Close proximity to gym, childcare centre, playground, and local shops\* Hospital and Woden Town Centre within walking distance or a short drive away Rates: \$4,444 (approx.) Land Tax: \$8,102 (approx.) UCV: \$904,000 (2023) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.