

**2 Wisdom Place, Hughes, ACT 2605**



**Sold House**

Friday, 11 August 2023

2 Wisdom Place, Hughes, ACT 2605

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 398 m2**

**Type: House**



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## Contact agent

What you see: Designed as the perfect downsizer option if you are looking to stay local to the area but don't want the maintenance of a larger block. This home has been designed to maximize natural light throughout the home from the northerly aspect and extra high ceilings throughout. The master bedroom is downstairs for self-contained living on one level. Minutes from the hospital, Woden town center, and all of the amenities of the Inner south, this location puts you in the centre of it all. Built by 2022 Master Builders Award winners to ensure your next move is a great one. What we see: Tailor made to suit your lifestyle. See more: Construction commenced and site visits available

Designed by renowned architects Arkitek  
Built by Master Builder Association award-winning Imagine Building Concepts  
Interior design by Department of Design Brand - new and due completion in quarter one 2024  
High ceilings throughout  
Gourmet kitchen featuring stone benchtops, custom joinery and ample storage  
Appliances include Bosch Pyrolytic oven, induction cooktop and integrated dishwasher  
Two separate living areas  
Ground floor master bedroom includes WIR and ensuite  
Additional two bedrooms include BIRs  
Optional fourth bedroom  
Separate ground floor powder room  
Ducted reverse cycle heating and cooling  
Double-glazed windows and sliding doors throughout  
Double garage with internal access  
Video intercom and security system  
Large entertainers courtyard  
Landscaped and manicured yards  
Private and central location  
Within 2 minutes' drive to The Canberra Hospital  
Within 4 minutes' walk to Hughes Shops  
Within 4 minutes' walk to St Peter and Paul Primary School  
Within 4 minutes drive' to Alfred Deakin High School  
Within 5 minutes drive' to Westfield Woden  
Within 13 minutes' drive to the CBD  
Total area: 232m<sup>2</sup>  
Living area: 170m<sup>2</sup>  
Garage: 36m<sup>2</sup>  
Block: 398m<sup>2</sup>  
EER: 6.1  
Rates: \$4,006 pa  
Rental appraisal: \$820 - \$870 pw  
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