

**20 Bragg Street, Hackett, ACT 2602**

home by holly

**House For Sale**

Saturday, 9 December 2023

20 Bragg Street, Hackett, ACT 2602

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## by negotiation

Original charm in this quaint home! Corner windows capture the lovely northern light that reflects off the walls and shimmery glass light fixtures. Vintage etched glass panels frame the dining nook within the generous front living area where you enjoy a delightful leafy outlook to the garden and across the street. Bragg street is an idyllic location that enjoys the benefit of a glorious park that takes you across to delightful Brennan Street, homes are lovingly maintained within the street and tall leafy trees provide a canopy of shade. There is a peaceful feel and everybody knows their neighbours, with kids enjoying the park and nearby reserve of Mount Majura, where you have numerous walking and bike trails to explore. Nicely positioned and within easy reach of amenities, this unique and versatile well maintained home features a two-bedroom residence plus a separate self-contained one-bedroom flat to the rear (separately metered), providing you with flexibility for family arrangements or perhaps that little bit of extra cash if you choose to rent it out. There is also the option to convert the home into the one larger three-bedroom two-bathroom residence, depending on your needs, especially being under the one roofline. Both of the original kitchens are in perfectly good condition with each enjoying a pleasant outlook to the back garden. The two peaceful bedrooms in the main home are drenched with sunlight, both have built-in robes to take care of clutter. The master bedroom features a floor to ceiling window, and lovely plantation shutters. Both rooms are amenable to a family bathroom with a tub, finished in a delightful azure blue and mosaic floor tiling. The one-bedroom flat with combined living, kitchen, dining and bathroom could also be utilised as a home office/business with its own direct access from the street. It is also not hard to imagine converting this space into a wonderful parental wing, opening it up to the garden and taking full advantage of the eastern light. A driveway ushers to the carport and there is plenty of off-street parking. The gardens feature a cornucopia of mature trees and plantings that have stood the test of time. An original barbecue area sits alongside a classic hills hoist and there is plenty of space for the kids to explore and play. The serene and private rear yard is cocooned by greenery, bursting with flowering displays come Spring, and offers a nourishing retreat from the hustle and bustle of city life. Hackett is a private enclave with no through roads, protecting it from the hustle and bustle of the surrounding city. Known for its leafy streets, community values and direct access to green spaces and bush reserve it is tightly held, coveted. The home is a few steps from the Bragg/Brennan Street Playground and Mount Majura Reserve. Take a stroll down to the local shopping centre where you can pick up some groceries from the IGA or have a bite to eat at either 3rd Space or Siam Twist. You are within easy reach of a great choice of schools, public transport and the dynamic precincts of Dickson, Braddon and the CBD. Come and enjoy the lifestyle on offer, as Hackett residents ourselves we know what it is like to be part of this fabulous community.

features..light filled two-bedroom home, with attached separately metered one-bedroom self-contained flat. perfectly placed on a quiet loop street close to parkland and the reserve. large block with beautiful cottage gardens. classic 60s blonde brick façade with large timber windows. bright and sunny NE facing living and dining area, taking in gorgeous garden views. glass chandelier light fittings. 60s etched glass panels cocooning the dining area. original kitchens both overlooking the sunny back garden. meals area within the main kitchen. large living and dining area to the front of the home. two peaceful bedrooms with built-in robes. master bedroom with floor to ceiling north facing window set with plantations shutters. flat with bedroom, living, kitchen and bathroom plus direct street access. carport and ample off-street parking. garden shed. water tank. fabulously positioned in a coveted quiet street. handy to Bragg/Brennan Street playground. short meander to the scenic walking and biking trails of Mount Majura. walk to the local shopping centre, schools and public transport. easy drive to Dickson, Braddon, the CBD and ANUEER: 1.0 Land Value: \$912,000 Land Size: 783m2 approx. Rates: \$4,805 per annum approx.