

# 21 Bisdee Street, Hughes, ACT 2605



## Sold House

Friday, 25 August 2023

21 Bisdee Street, Hughes, ACT 2605

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 861 m2**

**Type: House**



Chris Wilson  
0418620686



Jack Wilson  
0402367713

**\$1,710,000**

Positioned in this most convenient of locations in the heart of Hughes is this well-presented and well-designed family home. Built in 2000, the floor plan is modern and functional and will suit the family that likes to entertain in style and is looking for a more modern home in this location. Featuring a formal lounge and dining room and a family room that is overlooked from the well-appointed kitchen. These areas all offer large amounts of space, ensuring that you won't get in each other's way. The main bedroom has good separation from the children's bedrooms that are located at the opposite end of the home. It has a spacious walk-in robe, and ensuite bathroom which includes his and hers vanity basins. The other 3 bedrooms all include built in robes and are also generous in their proportions. The double garage has internal access and includes automatic doors. The backyard is fully secure and fully visible from the kitchen, family room and meals areas. One of the benefits of this home is its convenient location midway between Sts. Peter & Paul Primary School and Hughes Primary School. You are also very close to the vibrant Hughes shopping centre. The home is currently tenanted until April 2024 at \$860 per week. The tenants take excellent care of the home. So, if you are looking to obtain some tax advantages this financial year then this could be the ideal short term investment for you. Other features include:

- Guests powder room
- Ducted gas heating
- Reverse cycle air conditioning to the informal living areas
- Security system
- UCV: \$1,058,000
- Block Size: 861m<sup>2</sup>
- House Size: 241m<sup>2</sup> + garage 43m<sup>2</sup> (approx.)
- Construction Date: 2000
- EER: 5.0
- Outgoings: • General Rates: \$1,014 p/qtr (approx.)
- Land Tax (if rented out): \$1,821 p/qtr (approx.)

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