

# 21 Brand Street, Hughes, ACT 2605



## Sold House

Thursday, 10 August 2023

21 Brand Street, Hughes, ACT 2605

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1134 m2**

**Type: House**



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**\$2,015,000**

Welcome to this stunningly renovated home, perfectly situated in the highly sought-after suburb of Hughes. Boasting a prime location opposite a serene street reserve/greenbelt, this property offers a peaceful and picturesque setting for you and your family to enjoy. As you step inside, you'll be captivated by the light-filled and spacious open plan living area comprising a formal lounge, dining space, kitchen, and family room. Solid timber floors throughout the living areas add a touch of warmth and elegance. The formal lounge features a cosy gas fireplace and grants access to the large front balcony, providing stunning views. Prepare to be impressed by the striking new kitchen, complete with a generous island bench, double ovens, gas cooktop, and a walk-in pantry. This gourmet kitchen is a dream come true for the culinary enthusiast, offering ample space and top-of-the-line appliances. The main bedroom is a true sanctuary, featuring a north-facing parents retreat overlooking the backyard. With built-in robes and a beautifully renovated ensuite, this private haven is designed for relaxation and comfort. The remaining bedrooms are generously sized and feature built-in robes, ensuring ample storage for the entire family. When you enter the renovated main bathroom you will be greeted by the contemporary elegance of floor-to-ceiling tiles and a sleek floating vanity. This luxurious space offers a seamless design and a tranquil ambiance, perfect for indulging in relaxation and self-care. Conveniently located at the front of the property, the separate Granny Flat offers additional flexibility and functionality. It comprises a comfortable lounge room, a kitchen with a meals area, a good-sized bedroom, and a bathroom. Whether you choose to use it as a guest retreat, a home office, or a space for extended family members, the possibilities are endless. The renovations to this home include the installation of new double-glazed windows and doors throughout, providing energy efficiency and sound insulation. Solar panels contribute to reduced energy costs and environmental sustainability. For year-round comfort, the rooms, including the Granny Flat are equipped with ducted hydronic heating, ensuring warmth during the cooler months. In addition, there is ducted evaporative cooling. Plus there are two reverse cycle split systems, one in the formal lounge and one in the Granny Flat, providing efficient cooling solutions for the warmer seasons. Step outside into the fully fenced backyard and discover a large entertaining deck that overlooks the inviting in-ground swimming pool. This outdoor oasis is perfect for hosting gatherings, enjoying leisurely weekends with family and friends, or simply unwinding in your own private sanctuary. Completing this remarkable property is the great under house storage, workshop area, and oversized garage, providing ample space for all your storage needs and hobbies.

Features:

- Renovated family home in the sought-after suburb of Hughes
- Opposite a street reserve/greenbelt, offering a peaceful location
- Open plan living with formal lounge, dining, kitchen, and family room
- Solid timber floors throughout the living areas
- Formal lounge features a gas fireplace and access to a large front balcony with views
- Striking new kitchen with a large island bench, double ovens, gas cooktop, and walk-in pantry
- Main bedroom with a north-facing parents retreat, built-in robes, and renovated ensuite
- Remaining bedrooms are spacious and include built-in robes
- Separate Granny Flat at the front of the property with a lounge room, kitchen with meals area, bedroom, and bathroom
- Main house has ducted hydronic heating, ducted evaporative cooling, gas fireplace and a reverse cycle split system in the lounge room
- Granny flat has ducted hydronic heating and a reverse cycle split system
- Large covered entertaining deck
- In-ground swimming pool
- Under house storage, workshop area, and oversized garage
- Great location and within easy walking distance to Hughes Pre-School, Hughes Primary School, Alfred Deakin High School, and Canberra College