

21 Hodgkinson Street, Griffith, ACT 2603



Sold House

Friday, 29 September 2023

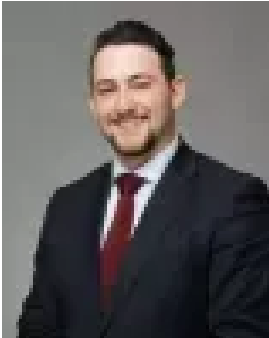
21 Hodgkinson Street, Griffith, ACT 2603

Bedrooms: 3

Bathrooms: 1

Area: 1019 m2

Type: House



Zac Cunningham
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\$1,900,000

Rarely offered in such a sought-after location, this is an exceptional opportunity to create your dream home in Canberra's Inner South. Set on a flat 1019m² parcel of land is a neat and charming three-bedroom home. The home features original features such as high ceilings and picture rails taking you back to another era, allowing the renovator to start thinking of the future possibilities. The original kitchen is quite spacious, allowing for a small dining table, and the lounge room has the vintage feature of the fireplace cavity with original timber mantle still available for restoration, if you wish. The carpets have been removed for you to see the treasure of the original floorboards. The family-friendly neighbourhood is close to Manuka Village, Griffith shops, Kingston Foreshore, and Fyshwick Markets, providing easy access to shopping, dining, and entertainment options. Situated on a quiet street, the area is great for families who want to be part of a tight-knit community. A wide choice of Canberra's best private and public schools are located within very close proximity, and your visit is strongly recommended.

Features:

- Three bedroom residence of 102.1m²
- Excellent opportunity in a coveted location
- Flat parcel of land with mature gardens
- Quiet street with very little traffic
- Award winning and prestige homes nearby
- Surrounded by mature gardens
- Original fireplace cavity and timber mantle
- Good sized lounge room
- Original kitchen
- Magnificent original floorboards
- High ceilings throughout
- Bathroom with separate toilet
- Original architraves, picture rails and skirting boards
- Secure colorbond and timber fencing
- Updated colorbond fascias and guttering
- Walking distance to Manuka Village and Griffith shops
- Close to Kingston Foreshore and Fyshwick Markets
- Excellent private and public schooling is close by

EER: 0
Land Size: 1019m²
Land Value: \$1,400,000 (2023-2024)
Land Rates: \$7097 pa
Rent Appraisal: \$600-\$650pw
Land Tax: (only payable if rented) \$13,646 pa
Note: all figures and measurements are approximate