

**26 Hodgkinson Street, Griffith, ACT 2603**



**House For Sale**

Tuesday, 9 January 2024

26 Hodgkinson Street, Griffith, ACT 2603

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1173 m2**

**Type: House**



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## Forthcoming Auction

Welcome to the epitome of location this original three-bedroom, one-bathroom residence nestled within the prestigious inner south suburb. Boasting a sense of timeless elegance, this property stands as a testament to quality craftsmanship and thoughtful design. The first time offered to the market. Step into the spacious sanctuary of this double-brick constructed home, sited on an impressive 1173 square meter block, where every detail of construction has been meticulously considered. The expansive lounge room provides an inviting atmosphere, ideal for both relaxation and entertaining, while the separate dining area adds an extra touch of sophistication to your dining experience. Sun-drenched and bathed in natural light, the sunroom is a tranquil retreat, creating a seamless connection between the indoors and the lush outdoors. With a north-facing aspect, the property enjoys an abundance of sunlight throughout the day, enhancing the overall warmth and ambiance of the home. Beyond aesthetics, practicality takes centre stage with a single under garage plus 2nd garage to rear of the home, providing secure parking and additional convenience. The double tandem carport ensures ample space for multiple vehicles, catering to the needs of a modern lifestyle. Surrounded by established gardens and situated on a generously sized block, this residence offers a rare opportunity to own a piece of sought-after real estate in the heart of the inner south. Enjoy the serenity of a premium location coupled with the allure of a residence that is ideal for renovation or build your dream home! Seize the chance to make this extraordinary property your own, where timeless charm meets comfort in a home that has never graced the market. Embrace the privilege of residing in a meticulously crafted haven within the coveted inner south suburb – a residence that truly stands apart from the rest. Never offered to the market, built in 1956 Three spacious bedrooms all with built-in robes Large bathroom Sunroom, with views into richly planted garden Double brick construction Ducted gas heating and split systems to lounge room Single garage under plus extra single garage with workshop Double Carport Established gardens, richly planted with azaleas, rhododendrons and camellias Walking to distance to Manuka, Griffith shops and Manuka pool UVC \$1,550,000 Rates \$7468.00 Block Size: 1173 m<sup>2</sup> Residence Side: 159.03 m<sup>2</sup> Attached Garage Size: 31.95 m<sup>2</sup> Freestanding Garage Size: 28.60 m<sup>2</sup> Carport: 36.50 m<sup>2</sup>