

26 Moroak Street, Hawker, ACT 2614



House For Sale

Wednesday, 1 May 2024

26 Moroak Street, Hawker, ACT 2614

Bedrooms: 5

Bathrooms: 3

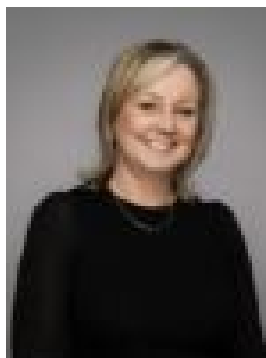
Parkings: 5

Area: 1260 m2

Type: House



Belinda Riding
0437363124



Fiona Murray
0409582102

Auction

Rarely does a family home of this calibre present itself, offered for the first time in 36 years. You will instantly fall in love with 26 Moroak St. This expansive residence nestles on a sprawling 1260m² parcel of land, providing ample space for both indoor & outdoor living. Perfectly positioned on the block to take advantage of the beautiful northern sunlight that floods the interiors with warmth & radiance. With two generously sized living areas, there's plenty of room for everyone to have their own space while still coming together. The country kitchen, central to family life, seamlessly extends onto a north-facing deck, creating a welcoming space bathed in natural light throughout the year. Entertaining in this lovely home will be easy, family & friends will enjoy bbqs on the oversized deck or come winter, cozying up by the open fireplace in the living room, you will be creating memories to last a lifetime. In the late 80s, this home underwent a thoughtful extension, adding a substantial second living room, a fifth bedroom & an ensuite bathroom. This addition not only fulfills the dream of spacious living but also offers versatility. Whether utilized as an additional living space for the family or as a guest retreat, it provides friends & family with their own comfortable haven. Two of the bedrooms boast ensuites, your family will thrive in comfort & convenience, enjoying their own private retreats. The generous established garden, awaits your green thumb, boasting raised veggie beds ready for planting & loads of room for the children & pets to play. With a double garage & a 3-car carport, there's room for every vehicle in the family fleet. Conveniently located mere minutes from Hawker Shopping Centre, The Pinnacle Nature Reserve & walking trails, Belconnen Fresh Food Markets & Westfield Shopping Centre, every necessity is within reach. Plus, with esteemed local schools such as Hawker Primary, Belconnen High & Hawker College nearby, educational opportunities abound. Embrace the family-friendly design of this hacienda-it's more than just a home.

Highlights: North facing Quiet family friendly street Massive 1260m² block 2 separate living spaces 2.7m high ceilings throughout home Freshly painted New carpet Parquet flooring Western red cedar windows L shaped living & dining Eat in kitchen Tasmanian Blackwood hardwood kitchen 4 burner gas cooktop Electric oven Bosch dishwasher Rumpus room with ceiling fan Open fireplace in living room Ducted gas heating 4 Split systems throughout home Built-in robes in 4 bedrooms Down lights Roman blinds throughout Multiple outdoor living spaces Large deck with pergola Double garage plus 3 car carport including large storage & workshop Veggie gardens Fully fenced backyard

Essentials: Approximations Built: 1972 UV: \$859,000 (2023) Block size: 1260m² Living size: 213m² Garage: 41m² Carport: 45m² Total: 299m² Rates: \$4,532 per annum Land tax: \$8,293 per annum (investors only) Estimated rental return: \$930-\$950 per week EER: 1