

# 28 Leane Street, Hughes, ACT 2605



## Sold House

Friday, 13 October 2023

28 Leane Street, Hughes, ACT 2605

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 780 m2**

**Type: House**



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## Contact agent

Situated in a semi elevated, but relatively flat street where each home displays a real sense of pride is this 4-bedroom family home. Presented in excellent original condition this would be ideal for someone looking to move in and make it their dream home in this popular suburb. The home is situated on a rectangular parcel of land 780m<sup>2</sup> in size. Inside consists of a lounge dining area that is overlooked from the kitchen. The four bedrooms offer flexibility in how you may decide to use them with the third opening out onto a large, covered, pitch roof deck that overlooks the backyard. The fourth bedroom may be your choice for a study or even a separate dining room. Your year-round comfort is assured with ducted evaporative cooling for the warmer months and ducted gas heating in the cooler times. The location is not too far from the parkland that leads to the Hughes Primary School & Pre-School in one direction or the trails that surround the Federal Golf Club in the other direction. Currently tenanted until the end of October at \$650 per week to tenants who take care of the home as if it was their own home. Be sure to put this one on your list of must see properties this weekend as interest is sure to be high. Outgoings: General Rates: \$1,220 p/qtr (approx.) Land Tax (if rented out): \$2,252 p/qtr (approx.) UCV: \$969,000 Block Size: 780m<sup>2</sup> House Size: 130m<sup>2</sup> (approx.) Year of Construction: 1964 EER: 0.5 Disclaimer: The material and information contained within this marketing is for general information purposes only. Cream Residential Pty Ltd does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. We recommend all interested parties to make further enquiries and seek further advice. You should not rely upon this material as a basis for making any formal decisions.