

**28 Selwyn Street, Hackett, ACT 2602**



**Sold House**

Sunday, 13 August 2023

28 Selwyn Street, Hackett, ACT 2602

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 872 m2**

**Type: House**



Eoin Ryan-Hicks

0424042419

**\$1,456,000**

Auction Location: In Room | LJ Hooker Canberra City Auction HQ "I love how the winter sun warms the house but it's cool and comfortable in summer. My kids loved growing up here and we'll miss having it as our family home." More than just a place to live Hackett is a close-knit community where neighbours become friends and lasting connections are easily forged. It's a fantastic community, surrounded by parklands, walking trails, and playing fields. It's only a short walk to the very popular Mt Majura nature reserve. Set in the foothills of Mt Majura, in the heights of the suburb, 28 Selwyn Street presents an excellent opportunity to become part of this vibrant community. A beautiful 4-bedroom, 2-bathroom family home that is not only comfortable and full of charm... it has the convenience of being close to the local shops and is set on a generous and expansive block of 872m<sup>2</sup>. Plenty of space for you, your family, and your furry friends as well. A charming fireplace, creating a cozy ambiance creates a centerpiece that makes every day feel like a special occasion. This well-designed family room is the heart of the home, perfect for quality time with loved ones, movie nights, or gathering around the warmth of the fireplace during colder nights. It's the space where laughter echoes and cherished memories are no doubt going to be made. Beyond the family room, the rest of the house awaits to spoil you with its comfort and amenities. The 4 bedrooms provide ample space for every family member, while the 2 well-appointed bathrooms ensure convenience for all. The thoughtfully designed layout caters to both family get-togethers and individual privacy, offering the perfect blend of functionality and aesthetics. Don't miss this opportunity to make 28 Selwyn Street your forever home. Embrace the fabulous Hackett community, your generous block, and all that comes with a life well lived in what is arguably one of the Inner North's most popular and tightly held suburbs. Please speak with Eoin Ryan Hicks at 0424 042 419 or Tim Russell at 0416 087 834 for further information or a private inspection. Features include: Four Bedrooms Main bathroom and Ensuite bathroom Cozy Fireplace in the generous lounge room Walking distance to the local shops Walking distance to Mt Majura nature reserve 872m<sup>2</sup> block Double carport Ducted evaporative cooling Hardwood timber flooring North to the rear orientation Double glazed windows Ceiling insulation Rates: \$4,727 p.a. approx. Land Tax: \$7,666 p.a. approx. EER: 3.5 All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.