

3 Coxen Street, Hughes, ACT 2605



Duplex/Semi-detached For Rent

Friday, 29 March 2024

3 Coxen Street, Hughes, ACT 2605

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Duplex/Semi-detached



James Kartsonas
0413948312

\$680 per week

PLEASE CLICK 'BOOK INSPECTION' TO REGISTER & BE NOTIFIED OF UPCOMING INSPECTIONS

Set on a quiet leafy street in ever popular Hughes, this three bedroom duplex home enjoys a thoughtfully designed open floor plan. With every amenity close by, this light filled home is perfect for anyone who wants privacy and security, and modern conveniences. As you enter you will be greeted by a beautiful sun drenched living/dining room with warm timber flooring. Around the corner and overlooking the living room is the spacious kitchen boasting stainless steel appliances and plenty of bench and storage space. The dining room has access straight onto a very private courtyard, ideal for outdoor seating or a second dining area. As well as the separate laundry you will also find a powder room on the ground floor for added convenience. Upstairs is another separate toilet and a gorgeous main bathroom. Three bedrooms can be found on this floor all enjoying built-in-robos, and evaporative cooling.

Living in Coxen Street means you will ideally be positioned with excellent schools such as Hughes Primary School, the popular Hughes local shops, a short stroll to Clarrie Hermes Park and public transport all close by. Only moments to the inner-south, the Parliamentary Triangle and major arterial roads, you do not want to miss out on this spacious and ideally situated home.

Features of the property include: Three bedroom duplex
Polished floors and large windows feature throughout.
Open plan lounge and dining.
Large kitchen with dishwasher and plenty of cupboard space.
Powder room with toilet downstairs
Three good sized bedrooms
Evaporative cooling
Covered outdoor entertaining area with large timber deck
Single carport plus ample off street parking
Close to local playing fields, schools, and shops within minutes to Parliament House, and Canberra City

Available: 5th April 2024

PETS: Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises

VITAL INFORMATION: The property is unfurnished
Please note you may be required to remove your shoes prior to inspecting the property
If no Energy Rating is displayed for this property, EER is unknown
The property complies with the minimum ceiling insulation standard

WISH TO INSPECT: 1. Click on "BOOK INSPECTION" if this listing does not have the "BOOK INSPECTION" button please go to raywhitecanberra.com.au website and register
2. Register to join an existing inspection, if no time is offered or if the time does not suit, please register and we will contact you once access is arranged
3. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times

RENT INFORMATION: 1. Rent is collected fortnightly unless otherwise nominated for a longer period
2. Bond required is equal to 4 weeks rent

DISCLAIMER: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.