

3 Hodgeman Street, Mawson, ACT 2607

Sold House

Wednesday, 13 September 2023



3 Hodgeman Street, Mawson, ACT 2607

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 898 m2

Type: House

\$1,160,000

This property offers the perfect blend of comfort and classic charm on the Corner of 3 Hodgeman Street & 1 Jelbart Street in Mawson. Are you in search of a well-maintained residence in the heart of Central Canberra? Look no further! This charming 4-bedroom, 1-bathroom home with a fully enclosed double carport is the perfect choice for your family. Corner block of 898m², 166m² of living, spacious bedrooms, storage off the carport & storage throughout the home, 2 split systems, gas heater, fireplace, covered entertaining out to the backyard and gated access off Jelbart & Hodgeman Streets. The covered entertaining area leads to a spacious backyard, providing ample opportunities for relaxation and outdoor activities. The central location ensures you're never far from essential amenities and services, making daily life a breeze. This loved and cared for home is reluctantly on the market in Central Woden. 4 minutes to Canberra Hospital, 2 Minutes to Southlands Shopping Centre and only 5 minutes to Westfield Shopping Centre, close to public transport, schools, ovals and foot paths. Central to all arterial roads of Woden - Yamba Drive, Hindmarsh Drive, Athlon Drive, Mawson Drive & Beasley Street. Don't miss this opportunity to make this lovely property your forever home! Features: * Superb location * Covered deck / sunroom * Spacious kitchen * 2 Living areas * Separate laundry with external access * Four bedrooms, built in robes in 2 * Main bathroom with separate toilet * 2 Split systems * Fireplace * Beautiful corner block * Fully enclosed double carport * Very close, within a 900m walk to Mawson shopping centre * Close to Woden Westfield and Canberra Hospital Statistics: EER: 0.5 Block: 25 Section: 38 Land Size: 898m² approx. UV: \$815,000 (2023) Rates: \$3,674 p/a approx. Land Tax: \$6,473 p/a approx. (If rented) Living: 166m² Enclosed carport: 36m² Construction: 1968 * All specifications are approximate Rental Appraisal \$820 - \$850 Per week