

30 Hurley Street, Mawson, ACT 2607

independent
PROPERTY GROUP

Sold House

Monday, 14 August 2023

30 Hurley Street, Mawson, ACT 2607

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 724 m2

Type: House



Jonathan Charles
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Robert Burns
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\$835,000

30 Hurley Street is a great opportunity to live on an expansive 724sqm block in sought-after Mawson, right in the heart of Woden Valley. Just outside the back fence is a bike path that will take you straight into Phillip and Woden Town Centre or to connected paths into the city. Surrounded by beautiful family homes, on an elevated street, this is an opportunity not to be missed. On this fantastically positioned RZ2 block is an original brick home, with a living room at the front of the home, and 3 bedrooms, a bathroom and separate toilet down the hall. At the rear of the home is a good-sized kitchen with breakfast bar and a laundry leading to the substantial backyard. The opportunities are endless for this property. Live in it as is, update and modernise with your own personal flair, or rebuild a new home in an established area on a great block. There has never been a better time to call Woden Valley home, with the Westfield Woden upgrades offering cinemas, shopping and banking. The town centre's new restaurant and bar precinct has established itself as a go-to destination and ease of access is provided by public transport including the upcoming light rail. Fantastic schooling options within easy reach include Marist College, Melrose High School and Mawson Primary, with Canberra Grammar about a 10-minute drive. The upgrades to the hospital and new CIT campus will further improve the benefits of this fantastic property. Features:- 724m2 block in sought-after Woden Valley- Established family-friendly neighbourhood- Kitchen with breakfast bar- 3 bedrooms- Bathroom and separate toilet- Laundry with direct access to yard- Bike path outside back fence- Gas wall heater and reverse cycle wall unit- Double garage- Easy access to Woden Town Centre's dining and shopping precinct- Fantastic schooling options Figures: Living size: 93m2 Land Size: 724m2 Rates: \$3,900 p.a. approx. Land Tax: \$6,500 p.a. approx. Rental Estimate: \$630 - \$680 UV: \$782,000 (2022)