

**33 Groom Street, Hughes, ACT 2605**

LUTON

**Duplex/Semi-detached For Sale**

Saturday, 18 November 2023

33 Groom Street, Hughes, ACT 2605

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 100 m2**

**Type:**

**Duplex/Semi-detached**



Miriana Cavic

0261763425

## Auction

It's no secret, Inner South two storey duplexes are exceptional, the perfect fit for the urban dweller, and full of character! We could not be more excited about this exceptionally gorgeous, and super cool, iconic Canberra Red brick home. Upstairs are two well-proportioned bedrooms full of natural light. Both bedrooms have new carpets and built in robes, the master includes a walk-in robe as well. The main bathroom which has been renovated completes the upstairs area. The open plan kitchen dining and living area open seamlessly with timber bi fold doors to the front deck and private courtyard. North facing this private front courtyard is the perfect place to enjoy your morning coffee. Alternatively, the back garden, which is huge, offers endless possibilities to create your own oasis. Freshly painted throughout this offering is complete with a carport at the rear, which could easily be enclosed, separate laundry and another toilet on the downstairs level. People love these iconic Canberra duplexes and appreciate the possibilities they have to be renovated or extended. If you have been looking for a special property, that is separate title in the inner south, then look no further. Properties like 33 Groom Street do not come onto the market very often. Stroll to Hughes Primary, Alfred Deakin High, Curtin, Hughes, Woden and Deakin Commercial hub and only minutes to Canberra Hospital, Parliamentary triangle and Canberra City. An inspection is a must. Standouts:-  
• Two generous bedrooms with built in robes  
• Master with additional walk-in robe  
• Open plan kitchen, dining, and family area  
• Kitchen with gas cooktop, electric oven and Meile dishwasher  
• Private enclosed front courtyard with deck and paved area  
• North facing to living area  
• Freshly painted throughout  
• New carpets upstairs, and timber floors downstairs  
• Large secure back yard  
• Renovated main bathroom  
• Additional toilet  
• Separate laundry with external access  
• Solid brick construction  
• R/C air-conditioning unit in family room  
• Instant gas hot water  
• Single carport  
• Fantastic central location  
Statistics:-  
• Block 410m<sup>2</sup>  
• Living 100m<sup>2</sup>  
• EER 4 Stars  
• Rates: \$3,051 p/a approx.  
• UV: \$453,000 (2023)