

33 Stanley Street, Hackett, ACT 2602



House For Sale

Wednesday, 12 June 2024

33 Stanley Street, Hackett, ACT 2602

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



Mark Larmer And Aaron Lewis
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Jason El-Khoury
0262091723

Offers over \$1,175,000

Please note, if not sold prior, this property will be going to auction on site, 12:30pm Tuesday 2nd July 2024. The advertised price guide is there to help give buyers a bracket to work from and can be updated as the campaign progresses. Offers prior to auction welcomed. Offering an affordable entry into this tightly held suburb and located in quiet loop street with no through traffic, this solid brick and tile, single level and free-standing house has no wasted space internally and provides multiple formal and informal living spaces for the growing family. One bedroom with ensuite is segregated at the rear of the home for peace and privacy away from the original 3 bedrooms and main bathroom at the front of the home. In largely original condition, it is ripe for improvements to further enhance its value in the form of kitchen or bathroom makeovers. You can select your own inclusions and colour scheme and personalise the home to your tastes while saving money on the purchase price. Create an inviting abode for you and your family and modernise it to ensure it is perfect for the decades ahead. Make sure to watch our detailed, uncut, walk through video prior to your inspection (and after), it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this home inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it...To get a copy of the digital brochure containing an explanation of our buyer friendly sales campaign and the full contract, please send us an email from any of the web portals and note your full name and mobile number and it will be automatically sent to you.

Features Overview:

- 1st time offered for sale in 40 yrs
- Quiet loop street with mature trees and no through traffic
- Freestanding (no shared walls), separate title brick and tile house
- Single level design with 3 separate living spaces
- No major maintenance items identified in the building reports
- IGA, coffee shop and takeaway just 200m down the road at the local shops
- 100m from exclusive Blue Gum Community school and Oval and close proximity to North Ainslie Primary School, Dickson College, Merici College
- Lots of local parks in the area designed for the kids and dogs along with walking and mountain biking trails up and around Mt Majura in close proximity
- Vacant possession, so no need to wait for owners, or tenants, to relocate
- Early access available via an occupation licence if you need to move quickly prior to settlement
- Flexible settlement options if you have another property you want, or need, to sell or to have more time to secure financing
- Offers prior to auction (above the published guide price) are welcomed

The numbers (approx):

- Living area: 147m²
- Carport size: 31.5m²
- Block size: 716m²
- Storeroom under roofline: 7m²
- Metal store shed on concrete slab in rear yard: 9.5m²
- Front patio/terrace: 13m²
- Age of home: 61 years (built 1963, extended 1975)
- General Rates: \$4,385 p.a.
- Water & sewerage rates: \$704 p.a.
- Land tax (investors only): \$7,983 p.a.
- Conservative rental estimate (unfurnished): \$850/wk
- Energy rating: 4 stars potential for 6 stars

Inside:

- NBN (FTTN) available
- Horizontal and vertical window blinds throughout
- Original kitchen has electric oven and cooktop unit, dual sink, outlook to rear yard
- Laundry has corner tub and door to rear yard
- Main bathroom has standalone shower, bath, vanity, exhaust fan, external ventilation and the toilet is separate to bathroom
- Hybrid spotted gum, waterproof, scratch and stain resistance surface coating flooring throughout entry, hallway, lounge room, dining room and kitchen
- Open plan lounge room at front of home with large window offering outlook to front veranda and front yard, ceiling fan
- Meals area opens off the kitchen
- Family room in extended part of the home with treated pine timber flooring and windows on two sides plus sliding door access to entertaining area
- Bedroom at rear of home for peace and privacy opening into its own ensuite which has corner shower, vanity, toilet, storage cupboard and window
- Three bedrooms in front part of home which share the main bathroom
- All bedrooms are carpeted, built in robes in 2 of them
- Store cupboard in hall where the 125 litre electric hot water system is also located
- 3 x Arlec 2400W slim convection smart heaters with remote control and grid connect will be staying with the sale
- New smoke detectors installed 30/01/2024
- Electrical switch board upgraded 21/07/2023

Outside:

- House is set well back from the road for privacy and has room in the driveway for 4-5 more vehicles off the road
- Concrete entertaining area opening off family room at rear of home
- Front terrace (uncovered)
- External window awnings on all windows facing the street
- Large carport to left side of home
- Storeroom constructed at rear of home beside rear bedroom
- Metal garden shed for lawnmower and tools in rear yard
- Hills hoist clothesline

Construction info:

- Timber bearers and joists
- Brick veneer external walls with R2.5 insulation
- Timber truss roof framing with R6.0 insulation
- Concrete tile roofing with gutter guard over gutters
- Aluminium window frames and single glazed windows
- Timber fencing on all 3 sides

To help buyers, we offer the following as part of our Friendly Auction System:

- Written buyer price guide updated as the campaign progresses
- A digital brochure with everything you need to consider a purchase
- We refer a solicitor who can review the contract for FREE and provide a FREE Section 17 certificate to waive your cooling off if you want to submit a pre-auction offer
- Free valuations on any properties you own to help establish your correct equity base or assist with finance

approval