

**34 Kitchener Street, Hughes, ACT 2605**

**CARTER + CO**

**Sold House**

Monday, 14 August 2023

34 Kitchener Street, Hughes, ACT 2605

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 793 m2**

**Type: House**



James Carter And Nik Brozinic  
0261763443



Keeley Gillespie  
0261763443

## Contact agent

The Features you want to know!+ Excellent opportunity in highly sort after location + 3-bedroom home+ New carpet+ New paint+ Bathroom with bathtub+ Separate toilet+ Original kitchen+ Flat 793m<sup>2</sup> block of land. + Surrounded by mature gardens+ Family friendly neighborhood+ Close to Local shops and Westfield Woden + 700 m to Hughes primary school+ 4.3km to Marist College + 4.1km to Canberra Girls Gramma+ 1.8 km to Alfred Deakin high school + 3.4km to Westfield Woden.Why you want to live here!Welcome to 34 Kitchener Street, Hughes-a charming home with immense potential nestled in one of Canberra's most coveted neighbourhoods. This three-bedroom, one-bathroom gem is situated on a spacious 793m<sup>2</sup> block of land, offering you the perfect entry into a highly sought-after location.Discover the endless possibilities that await within this property. Whether you envision it as a delightful family home or as a blank canvas to craft your dream residence, 34 Kitchener Street provides the ideal foundation to bring your vision to life.Location is key, and this home truly delivers. With its proximity to local shops and amenities, you'll have everything you need right at your fingertips. Enjoy the convenience of being within easy reach of Canberra's top schools, ensuring an excellent education for your children. Indulge in retail therapy at Westfield Woden, where a world of shopping and entertainment awaits and with a short drive to the Canberra CBD, you'll have effortless access to the vibrant heart of the city.Embrace the potential, seize the opportunity, and make 34 Kitchener Street your home. Don't miss your chance to secure a place in this prized pocket of Hughes, where the possibilities for a fulfilling lifestyle are truly endless. The statistics you need to know!+ Block: 2+ Section: 25+ Block Size: 793m<sup>2</sup> (approx.)+ Living size: 102m<sup>2</sup> (approx.)+ Rates: \$3,968 (approx.)+ Land Tax: \$6,653 (approx.) if rented+ Rental Appraisal: TBC per week+ EER: 2 Stars