

36 Kitchener Street, Hughes, ACT 2605



Sold House

Friday, 29 September 2023

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Bedrooms: 3

Bathrooms: 1

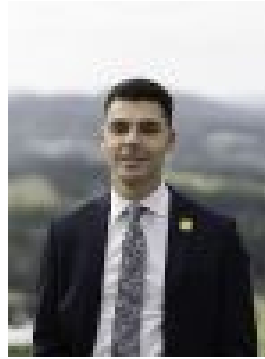
Parkings: 2

Area: 799 m2

Type: House



Alec Brown
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Kaine Walters
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\$985,000

Location, convenience and opportunity are always high on people's wish lists, and this fabulously placed home delivers all three in spades! Extremely well presented and set amid established and delightfully sun-bathed gardens, there's no denying the scope for transformation and capitalisation that exists here. The home's current floorplan is simple and infinitely practical, offering a classic style, perfectly blended with modern updates while still providing the chance to add your own touches over time. The expansive garden is an ideal size being large enough for your gardening endeavours, to extend the home out to the rear, or to even add a pool. Unquestionably the real highlight here is location, placing you in a desirable public school catchment zone, close to a myriad of amenities, and in a growing area that is sure to secure your investment well into the future. Property features include:

- Beautifully sun-bathed lounge room enjoys a tranquil leafy outlook
- Spacious, eat-in kitchen with electric cooking, dishwasher, wine storage and plenty of cupboard space
- Three great-sized bedrooms, two equipped with built in robes
- Well-presented bathroom, separate toilet
- Central gas heating and evaporative cooling
- Lovely and private front deck overlooking the garden
- Large, fully fenced back yard with established trees
- Continuous gas hot water
- Single lock-up garage and adjoining carport
- Under house storage
- UV: \$843,000 (2023)
- Rates: \$5,112.67pa
- Land Tax: \$9,506.60pa (Investors only)
- EER: 1.0
- Living: 92.81sqm & Garage/ carport 30.03sqm
- Block: 799sqm

Close proximity to:

- Hughes Shopping Precinct
- Woden Plaza
- Canberra Hospital
- Canberra City Centre
- ANU
- Hughes Primary School
- Alfred Deakin High School
- Canberra College

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.