

37 Hawker Street, Torrens, ACT 2607



House For Sale

Thursday, 16 November 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1119 m2

Type: House



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Auction 09/12/2023

Embrace a life of community and comfort in this stunning 4-bedroom, 2-bathroom family home, on Torrens' highly sought after Hawker Street. With a harmonious blend of spacious living, outdoor charm and access to amenities, this property is a haven for families seeking tranquillity and convenience. Step through the formal entry to discover the heart of this inviting home. The large open-plan living and dining area is filled with natural light, and is perfect for family gatherings and cosy afternoons. The kitchen is a dream for culinary enthusiasts. Featuring a granite benchtop, extensive drawer storage, Asko dishwasher, new pyrolytic oven and Miele combination gas and induction cooktop, it's a space where culinary adventures will come to life. The bedrooms are all generous in size with large windows offering leafy aspects, but the master bedroom is a sanctuary of its own. Spacious and bright, with a charming sitting nook by the window - it's a peaceful retreat to enjoy quiet moments. Internal access takes you downstairs to a versatile rumpus room with kitchenette, a perfect space for kids' activities or a home cinema, as well as providing access to the double garage. This home ensures year-round comfort with central heating and split-system cooling. Eco-friendly features like solar hot water, and instant gas hot water in the main bathroom, help you reduce your carbon footprint. Venture outside to the expansive back deck, equipped with motorised awning. Large enough for big family gatherings, it offers an idyllic view through the treetops towards the valley - time to light up the barbecue. The backyard is an outdoor oasis, complete with paved entertainment area - perfect for a midwinter fire pit - and a delightful strawberry patch for tasty homegrown treats in the summer. Having been lovingly maintained by its sole owner, this home exudes a sense of pride and care. Situated in a friendly neighbourhood, it offers direct access to Mount Taylor's nature trails - perfect for bushwalks and outdoor adventures. The convenience of being close to both public and private schools, as well as Southlands and Westfield Woden shopping centres, means everything you need is close at hand. With its semi-circular driveway adding a touch of elegance to its street appeal, this home is not just a residence but a place where your family can flourish. Properties in Torrens don't come on the market very often. Experience the pinnacle of family living in this Hawker Street haven.

FEATURES

- Light filled open plan kitchen, dining and family room with access to expansive deck overlooking the garden
- Renovated kitchen features a granite benchtop, extensive drawer storage, Asko dishwasher, new pyrolytic oven and Miele combination gas and induction cooktop
- Formal living room with high ceilings, decorative cornices and french doors
- Separate main bedroom with corner window and full length wardrobe
- Rumpus room with kitchenette and both internal and external access
- Laundry with plenty of storage
- Expansive Merbau deck equipped with motorised awning
- Ducted gas heating and split system cooling
- Crimsafe screens
- Private rear gardens showcasing established trees and hedges, veggie beds and paved entertainment areas
- Double garage with workshop and internal access
- Easy access with semi-circular driveway
- Close to Mt Taylor walking trail, Torrens shops, Torrens Early Learning Centre, Torrens Primary School, Southlands Shopping Centre, Marist College, Melrose High School, Westfield Woden and Canberra Hospital.

STATISTICS (all figures are approximate)

- Block: 12
- Section: 13
- EER: 1
- Upper Residence: 166.76m²
- Lower Residence: 30.25m²
- Garage: 44.20m²
- Total: 241.21m²
- Land Size: 1,118m²
- Rates: \$4,653

GET TO KNOW TORREN

Torrens is a peaceful established leafy suburb in Woden, at the foot of Mount Taylor. Named in honour of former Premier of South Australia Sir Robert Torrens, this tightly-held suburb is family-friendly with a great mix of young families and older residents. An easy stroll to the local shops, a short walk to the Southlands restaurants and retail precinct, and a quick drive to the services and facilities of Westfield Woden. Ideally located for residents who enjoy getting into nature, it backs onto Mount Taylor Nature Reserve (part of Canberra Nature Park), and features a neighbourhood oval, community hall, tennis courts and adventure playground. Easy access to Canberra's network of arterial roads, including Yamba Drive and Athllon Drive, the city is an easy 11km drive away.