

# 39 Groom Street, Hughes, ACT 2605

## Duplex/Semi-detached For Sale

Friday, 3 May 2024



39 Groom Street, Hughes, ACT 2605

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 99 m2

Type:

Duplex/Semi-detached



Jack Wilson  
0402367713



Chris Wilson  
0418620686

## Auction 25/05/24 at 10:00am

Offering a unique opportunity to break into one of the most desired suburbs South of the lake, secure your own parcel of land and add your personal touch to an excellently constructed, north orientated, Canberra Red Brick home. This separate title duplex was originally built for the residents of Canberra University back in the 60's before being separated and sold for private ownership in the 90's. Undoubtedly requiring some cosmetic attention and new energy, 39 Groom Street is being offered to a buyer with the imagination to create and appreciate a proven asset. If doing renovations is not for you - do not let that concern you, ask to see the valid quotes and let us assist in arranging these improvements prior to you moving in. Set back from the street, the north orientation bathes the downstairs lounge area in light and year-round warmth with the help of a gas fireplace in winter. Seamlessly extending to the front deck allows for entertaining to easily be achieved and as neighbouring properties have showcased, can be presented in many different ways with all levels of privacy. The kitchen has been updated and opened to overlook both the living area and backyard, offering plenty of storage, a dishwasher and gas cooktop. Venturing upstairs, the separated floorplan finds two large bedrooms with a study extending from the main bedroom which could serve as a nursery, walk in robe or home office and a sizeable main bathroom. The spacious, fully fenced backyard is a blank canvas sure to grab plenty of attention and guide the imagination to potential extensions of the home or creative landscaping. A separate laundry, powder room, large deck to the rear, lock up carport and dual street access are just a few of the other features of this property. The location is outstanding, offering multiple reputable schooling options including the extremely happy Hughes Primary School which is mere meters from your doorstep. The Hughes shopping complex is very close by, along with the growing Curtin shopping precinct, Canberra Hospital and Woden Town Centre. Enquire today to register your interest, receive more information, book a private inspection and attend an upcoming open home. Scheduled for auction if not sold prior, this is sure to not last long.

**FEATURES:**

- Separate title duplex
- Excellent location in Canberra's South
- Great construction, sought after Canberra Red Brick
- Renovators opportunity to add personal touch
- Updated kitchen with modern appliances
- Split level layout with living downstairs and bedrooms upstairs
- Great school catchment area
- Close to local shops, Woden Town Centre and Canberra Hospital

UCV: \$637,000  
Block Size: 413m<sup>2</sup>  
House Size: 99m<sup>2</sup> (approx.)  
Year of Construction: 1964  
EER: 3.5  
Outgoings: General Rates: \$868 p/qtr (approx.)  
Land Tax (investors): \$1,510 p/qtr (approx.)

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