

39 Poynton Street, Hughes, ACT 2605



House For Sale

Friday, 1 March 2024

39 Poynton Street, Hughes, ACT 2605

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 691 m2

Type: House



Vince Qi

0262952433

Auction

Nestled in a desirable neighborhood, this charming and characterful home offers a generous land size and an abundance of potential for the lucky new owners. It is the first time this property has been offered on the market. This long-term family home is rich in memories, marked by the joys experienced by the family over the past decades. With three bedrooms, each equipped with built-in robes and sizable windows for ample storage and natural light, this home caters to comfort and convenience. The master bedroom, complete with an ensuite, provides glass-sliding door access to the sunroom, an ideal spot for casual drinks and afternoon tea while overlooking the backyard. Expansive dual living rooms accommodate entertaining and family gatherings to the fullest. The centrally positioned two-way kitchen simplifies meal preparation and service. An impressive 3-car carport caters to motor vehicle enthusiasts or provides additional storage on the sides. The original garage has been converted into a game room/man cave with a workstation behind. Friendship is at the core of this household, as reflected in the motto on the front door: "There are big ships, there are small ships, but the best ships are FRIENDSHIPS." This property presents an outstanding opportunity to continue the warm family atmosphere in a prime, highly desirable location.

Proximity: • Hughes Primary School • Canberra College Woden Campus • Poynton Playground • Clarrie Hermes Park • Federal Golf Club • Eddison Park Playground • Hellenic Club of Canberra • Westfield Woden • Canberra Hospital • Calvary John James Hospital • Hughes local IGA, Capitol Chemist, Home Ground Cafe, Local Liquor etc.

Statistics (all measures/figures are approximate): • Land size: 691.00 sqm • Residence size: 163.30 sqm • Garage Size: 30.96 sqm • Carport Size: 63.00 sqm • Land value: \$930,000 • Rates: \$1,031.00 per quarter • Land tax: \$2,082 per quarter (if purchased as an investment) • EER: 1.0 • Rental appraisal: \$630.00 - \$690.00 per week unfurnished