

4 Dungowan Street, Hawker, ACT 2614



Sold House

Saturday, 4 November 2023

4 Dungowan Street, Hawker, ACT 2614

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 748 m2

Type: House



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\$1,165,000

Enviably positioned moments from both the picturesque walking trails of the Pinnacle Nature Reserve and highly regarded Hawker Primary School, you'll just love living in this revived and refreshed four bedroom ensuite family residence. Whether you're seeking an idyllic family friendly setting; downsizing into a premium neighbourhood, or after an immaculate single level home with nothing to do but move in and enjoy, it's an exciting and uncommon offering in this traditionally tightly held suburb. A space efficient, single level floor plan takes full advantage of its broad northerly aspect and interacts enticingly with outdoors, with 2-3 steps between the home and its surrounding grounds. Make the most of the warmed weather, unwinding on its large covered entertaining terrace, watching your children play in a secure rear yard. Proposed plans for a second dwelling offer a clever solution for accommodating extended family; transitioning adult children into having greater independence, or simply generating additional income. The possibilities are exciting and enticing. The team from Canberra Granny Flat Builders have been engaged to DESIGN AND build a Secondary Dwelling on the property with a DA approved. Canberra Granny Flat Builders will honour the current contract agreement with a buyer of the property on the basis that the buyer notifies of their intent to take over the HIA building agreement within 30 days of exchange of contracts. A data page with the proposal, agreement and approved plans has been created. Please find the link here: <https://www.canberragrannyflatbuilders.com.au/dungowansale> Renovated interiors showcase a soft palette of neutral tones and instantly impressive bathrooms, enhancing its already broad appeal. FEATURES: • Four bedrooms. (Three with built-in robes) • Walk-through robe to renovated ensuite • L shaped living/dining • Kitchen/family • Renovated bathroom • Double lock up carport (secure) • Panel lift door (auto) Kitchen inclusions • Smeg (induction) electric hot plates • Smeg (underbench) electric oven • Rangehood • Double sink • Westinghouse dishwasher • Mitsubishi ducted electric r/c a/c • Dux gas hot water (170 litres) • Timber look flooring to kitchen/family/hallway • Halogen lighting • Intercom Landscaping • Front courtyard wall • Two metal garden sheds • Covered entertaining terrace • Extensive decking along northern aspect • Private backyard Proximity • 100 metres to access Pinnacle Nature Reserve walking trails • 50 metres from Hawker Primary • Convenient to Belconnen High and Hawker College • Block: 748m² • Living: 154m² • Year built: 1974 • Rates: \$949pw • Land tax (if tenanted): \$1,685pw • Rental appraisal: \$800 - \$830 per week