

40 Lynch Street, Hughes, ACT 2605

Sold House

Thursday, 9 November 2023



40 Lynch Street, Hughes, ACT 2605

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 843 m2

Type: House



Chris Wilson
0418620686



Jack Wilson
0402367713

\$1,430,000

A quiet loop street location with nature reserve to the rear, there is no surprise this five-bedroom home has been an exceptionally happy haven for generations. Being offered for sale for the first time since construction, this opportunity provides the ability to secure a desired Woden Valley address and a sizeable home that can be customised to serve generations to come. Set within established gardens on the high side of the street, the pride that has been taken in this charming residence is undoubtedly evident. Freshly painted, with new floor coverings throughout, buyers are awarded the choice to move in immediately and plan any upgrades as they become familiar with the home. Northerly facing to the front of the home, the front patio and large lounge area capture plenty of light and a green outlook over the treetops of the lower streets. A formal dining area gives flexibility and separation in living spaces but is also overlooked by the sizeable timber style kitchen. Offering plenty of cupboard space, electric cooking, dishwasher and servery to the enclosed sunroom, you can also keep an eye on children playing in the backyard while preparing food. The spacious main bedroom is separated to the rear of the home with large built-in robes, a built-in desk/makeup table and a concealed ensuite bathroom, both the outcome of a previous extension. The remaining four bedrooms all have built in robes, large windows, and treed outlook. The main bathroom is equipped with bathtub and separate shower, a family essential to accommodate younger children, while the separate toilet provides the practicality of a growing family getting ready for school and/or work concurrently. Without doubt the position of the home is an outstanding feature. Not only a quiet loop street which is home to many friendly neighbours, the nature reserve to the rear or as previously known throughout the generations as - 'the back track', is the perfect extension of the backyard which in the past has been the arena for neighbourhood games of cricket and footy. The walking track to the rear also provides convenience for nature walks extending up to Red Hill Reserve but also allows easy and direct access to St Peter & Pauls Primary School within short proximity. Situated in the desirable public school catchment zone of the extremely reputable Hughes Primary School, Alfred Deakin High School, and Canberra College you can be sure this address is going to deliver fantastic education opportunities for years to come. Very close proximity to Woden Town Centre, the ever-expanding Canberra Hospital, Red Hill Reserve and the well serviced Hughes Shopping Precinct, all your daily conveniences are met. Tightly held for the past 60 years for good reason, we encourage you to not miss your opportunity to see this superb family offering in the heart of the Woden Valley. Scheduled for auction if not sold prior, register your interest today to receive more information, book a private inspection or visit our upcoming home.

Features:

- Quiet loop street location, backing reserve.
- High side of the street with northerly aspect.
- New flooring and paint throughout
- Beautiful and established gardens
- Evaporative cooling & split system heating and cooling.
- 5 bedrooms, 2 bathrooms, multiple living areas
- Opportunity to modernise and add value
- Single remote access garage, plus additional carport
- A lot of under house storage

UCV: \$998,000
Block Size: 843m²
House Size: 152m² (approx.)
Year of Construction: 1964
EER: 2.0
Outgoings: General Rates: \$1,210 p/qtr (approx.)
Land Tax (investors): \$2,232 p/qtr (approx.)

Disclaimer: The material and information contained within this marketing is for general information purposes only. Cream Residential Pty Ltd does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. We recommend all interested parties to make further enquiries and seek further advice. You should not rely upon this material as a basis for making any formal decisions.