

**42 Goble Street, Hughes, ACT 2605**



**Sold House**

Friday, 3 November 2023

42 Goble Street, Hughes, ACT 2605

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 484 m2**

**Type: House**



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## Contact agent

What you see: Quintessential low maintenance living underpinned by a prime location where everything you need is within walking distance. Weekend strolls to Home Ground Cafe for some of the best coffee in Woden, mornings with kids at the playground at the end of the street with time for a quick 9 holes at the Federal Golf Club, just a few minutes away. What we see: Home, with the lifestyle to match. See more: Free-standing dual occupancy North-east facing single residential dwelling Gourmet kitchen featuring a split level island benchtop, tiled splashback, walk in pantry and ample storage Bosch and SMEG Appliances include gas cooktop, wall mounted oven and dishwasher Master bedroom with dressing room and en-suite Two additional bedrooms, both with built-in robes Open plan living and dining with integrated outdoor space Flexible floor plan with formal and informal living areas Tiled and carpeted flooring throughout Reverse cycle air conditioning and fixed wall gas heater Main bathroom with a bath Separate powder room In Slab heating Laundry Ducted vacuum system Covered alfresco area Established and manicured gardens Double car garage with internal access and an additional storage shed Within 8 minutes' walk to Hughes Primary School Within 8 minutes' walk to Hughes Shops Within 4 minutes' drive to Canberra Hospital Within 5 minutes' drive to Alfred Deakin Within 6 minutes' drive to Federal Golf Club Within 6 minutes' drive to Woden Town Centre Within 12 minutes' drive to Canberra CBD Living total: 157m<sup>2</sup> Garage: 36m<sup>2</sup> Block size: 576m<sup>2</sup> Built: 2003 EER: 3.5 Rental range: \$740 - \$780 p.w Rates: \$4,731 Land tax: \$6,946 Disclaimer: The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.