

44 Poynton Street, Hughes, ACT 2605



House For Sale

Thursday, 14 March 2024

44 Poynton Street, Hughes, ACT 2605

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 707 m2

Type: House



Rhonda Coleman

Contact Agent

Positioned in a quiet loop street in a sort after suburb, delivering a spacious and pristine interior, this inviting sun filled home provides immense versatile appeal for move-in ready contemporary living. With a good street appeal flowing into a single-level layout with living, family and dining all generously sized. The kitchen is the hub of the home, accommodating any catering demand with excellent storage, stainless appliances, gas cooking, stone benchtops and pantry, overlooking the living areas.

Entertainer's will relish the outdoor options with the large front courtyard and private rear open-air options. A wonderful location to call home, you are brilliantly central to everything with exceptional schooling, shopping and dining options in every direction. Only a stroll to local schools, shops, parkland, walking trails and sporting fields, close to hospitals, Woden's popular restaurants and cafes, as well as excellent access to public transport and major road corridors. - Pristine single-level home with excellent low-maintenance appeal - Open-plan family and dining plus spacious separate lounge with a mix of carpeting and Italian floor tiles. - Modern kitchen with abundant storage, gas cooking, stainless appliances, stone benches and glass splashbacks. - 2 private outdoor entertaining areas - 3 bedrooms all with built in robes; master including a large private ensuite with spa bath - Family bathroom with shower - American style laundry - Large single remote garage, garden shed - In floor ducted heating, evaporative cooling throughout - Mature easy care garden with beautiful deciduous plantings, including pear and apple trees - Securely fenced with an enclosed backyard - Located close to Canberra's major public and private hospitals and specialists, and multiple options for public and private schools. Woden Town Centre is 5 minutes away and 10 minutes to the city centre. A short walk to local shops, playground, public transport, dining, entertainment and easy access to major arterial roads. Well maintained and beautifully presented, this gorgeous home offers the picture perfect setting for family life, working from home and entertaining. For more information or to arrange a private inspection, please contact Rhonda Coleman 0410062155. Offers will be considered before Auction date. House 167.5m² Built 1963 Block 8 Section 23 Block size 707m² UV \$952,000 Rates \$4644 pa approx Land Tax \$8,523 pa approx