

45 Hawker Street, Torrens, ACT 2607

LUTON

House For Sale

Friday, 24 May 2024

45 Hawker Street, Torrens, ACT 2607

Bedrooms: 5

Bathrooms: 4

Parkings: 3

Area: 1082 m2

Type: House



Tim and Justine Burke
0261780200



Julia Atkinson
0261780200

Auction

If you are looking for a home for the generations, then look no further than the outstanding offering that is 45 Hawker Street. Elevated in one of Torrens' most desirable locations, the expansive five-bedroom residence sits privately on a large 1,082m² block, behind a semi-circular driveway. Delightfully extended and upgraded over two levels of spacious living, the house is surrounded by neat established gardens. A thoughtfully designed layout allows for integration or separation of the two living levels and there are two levels of outdoor entertaining areas as well as picturesque views throughout. On the upper level of the home, the warm welcome of polished timber flooring leads you into a spacious lounge room then into the dining area. More large windows and glass doors to two terraces fill the rooms with light, sunshine and a gorgeous outlook over the garden and area beyond. Taking full advantage of its elevated position above the master bedroom suite, the larger of the two terraces is a beautifully sunny spot with amazing views – a magic place for outdoor entertaining. An upgraded, very functional kitchen adjoins the dining area and also enjoys a delightful outlook. There's heaps of storage and bench space and easy access to both top floor terraces making outdoor entertaining a breeze. The four upstairs bedrooms have all been upgraded and are well-sized with built-in wardrobes. There are two upgraded bathrooms to service the four bedrooms here - the main bathroom, with bath and shower, and the ensuite adjoining what was the main bedroom. Downstairs, an extension has created the large, renovated main bedroom suite with built-in wardrobes and ensuite with double sinks, large vanity and underfloor heating that extends throughout the ground floor. A separate living area with well-equipped kitchenette, living room with glass sliding doors to the paved patio and back garden, a bathroom, cellar storage area, separate spa bath and laundry creates a single level, self-contained flat, ideal for multi-generational families and guests. In addition, there is plenty of storage and a utility room that could be used as a teenagers' retreat, home office or playroom – the options are endless. Outside the back garden features a landscaped paved outdoor entertaining area accessed from both the ground floor and the upper level terraces. Surrounded by shrubs, shade trees and garden beds, the area is a private haven for relaxing and enjoying a lazy weekend lunch. The garden extends to a large lawn with plenty of room for play and pets. Close to the walking trails of Mount Taylor and only moments away from local schools. A short drive or cycle away from Woden Town Centre's shops restaurants, cafes, offices, The Canberra Hospital and main transport routes.

Features:- Elevated location with picturesque outlook - On arguably Torrens' best street, close to Mount Taylor walking trails- Large block, two elevated terraces, large paved entertaining area- Two levels of living, can be self-contained on each level- ideal for multi-generational families- Versatile layout, great indoor/outdoor flow- Separate electricity and gas meters for upstairs and downstairs, as well as hot water systems- Upgraded kitchen with double sink, built-in pantry, 6-burner gas cook top and electric oven- Four bedrooms upstairs with built-in wardrobes, honeycomb blinds- Upgraded main bathroom and ensuite, separate toilet- Segregated main bedroom suite downstairs- Ensuite with double sinks, floor to ceiling tiling, large vanity- Downstairs living area opening to paved patio and back garden- Kitchenette with electric cook top and good storage - Cellar/wine storage area- Separate spa bath area - Large utility/storage room- Ducted gas heating and evaporative cooling throughout upper level- Underfloor heating throughout lower level- Reverse cycle air conditioner in main bedroom- Single garage plus single enclosed carport with auto-opening doors and internal access (one with access to the rear yard)- Carport on semi-circular drive - Lots of off-street parking- Rental appraisal of \$900 to \$1000 per weekEER: 2.5Land Size: 1082m²Living Size: 201m² (approx.) plus rumpus space 82m² (approx.)Land Rates: \$4,889 p.a (approx.)Land Value: \$1,020,000 (approx.)