

# 52 Groom Street, Hughes, ACT 2605

## House For Sale

Thursday, 16 November 2023



52 Groom Street, Hughes, ACT 2605

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Chris Wilson  
0418620686



Jack Wilson  
0402367713

## Auction Saturday 9th December at 10:00am

Convenience is paramount when residing in Hughes and after being expanded so intelligently, 52 Groom Street provides an excellent opportunity to secure a substantial family home with an excellent floorplan and one of the most desired school catchment zones. Four well-proportioned bedrooms, a main bathroom and ensuite are all cleverly separated from multiple large living areas, while the private back garden offers a sanctuary of fruit trees bathed in northerly sun. Established hedging and plantings surround the home, offering excellent aesthetics while ensuring plenty of privacy from the street. The separate lounge room to the front of the home provides the ability for kids to enjoy a Friday night movie while the adults share an uninterrupted bottle of wine and catch up on the week's events. The large kitchen has been superbly thought out following the most recent extension with an enormous island bench that overlooks the spacious light filled, open-plan family room. Equipped with electric cooking, dishwasher and an abundance of storage - entertaining guests, hosting Christmas lunch or simply supervising children in the back garden, is sure to be appreciated from this outstanding space. A large family bathroom that includes both a bathtub and shower services the home, while the separate toilet adds a convenience growing families will require in the morning chaos before school. The main bedroom enjoys large built-in robes and an ensuite but is also of good proportion offering that parents retreat that is often desired. Updated insulation in the walls and ceiling has resulted in an energy efficient home, which assists in year-round climate control provided by ducted evaporative cooling and ducted gas heating. The extra-large single garage has the addition of a workshop space and separate covered area which was once a carport, now a perfect outdoor entertaining or barbeque area. A location that is hard to beat, the public-school catchment zone is sure to be a big motivator for any family wishing to enjoy the benefits of their children attending the well-regarded Hughes Primary School and Alfred Deakin High School. Positioned within close proximity to Woden Town Centre and the ever-expanding Canberra Hospital, you also have the choice of both the Hughes Shopping Precinct or Curtin Shops both within approximately 1 kilometre. Close to main arterials into the city, public transport options, playing ovals and nature reserves, there isn't a box left unticked. Do not miss your chance to secure this fantastic Hughes offering, enquire today to register your interest, receive more information and book a private inspection or visit our next open home. Features:

- Excellent Woden location
- Large family home with north facing, private gardens
- Extended north facing family room with renovated kitchen
- Ducted Gas Heating & Ducted Evaporative Cooling
- Floating timber flooring
- 10,000 litre water tank
- Established gardens
- Large block of land

UCV: \$904,000  
Block Size: 894m<sup>2</sup>  
House Size: 172m<sup>2</sup> (approx.)  
Year of Construction: Circa 1973 (approx.)  
EER: 3.5  
Outgoings: General Rates: \$1,111 p/qtr (approx.)  
Land Tax (investors): \$2,025 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.