

54 Bamford Street, Hughes, ACT 2605



House For Sale

Friday, 14 June 2024

54 Bamford Street, Hughes, ACT 2605

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Josh Morrissey  
0437799234



Bree Prince  
0261821802

## Auction 06/07/24

What you see: Renovated and extended to create a home for the future in this tightly held location. There is an abundant feeling of warmth and privacy with north-facing sunlight filling the home all day round. Your weekends spent lounging on the rear deck, enjoying the northerly sun in your very own private and peaceful surroundings. What we see: Nothing to do but turn the key. See more: North-facing to all the key living areas Renovated and extended, single level residence Gourmet kitchen with stone benchtops and ample cupboard space Bosch appliances include gas cooktop, wall mounted electric oven and dishwasher Master bedroom includes built-in robes Additional two bedrooms includes built-in robes Open plan living and dining with additional family room Integrated indoor/outdoor living with an entertainers deck Updated bathroom features a bath and wall mounted vanity Separate powder room Ducted gas heating Hardwood timber and carpeted floors throughout Separate laundry with bench space and storage Ceiling fans throughout Landscaped and manicured yards include a vegetable garden Dual carport and storage shed Priority enrollment to Alfred Deakin High School and Hughes Primary School Within 2 minutes drive to Hughes Shops Within 3 minutes drive to Hughes Primary School Within 3 minutes drive to Canberra Hospital Within 5 minutes drive to Alfred Deakin High School Within 7 minutes drive to Woden Town Centre Within 16 minutes drive to Canberra CBD Total Living: 135m<sup>2</sup> Carport 1: 15m<sup>2</sup> Carport 2: 15m<sup>2</sup> Block Size: 729m<sup>2</sup> Built: 1964 EER: 2.0 Rates: \$4,838 p.a Rental Range: \$750 - \$800 p.w Land Tax: \$8,928 p.a (only applicable if rented.) UCV (2023): \$998,000 Disclaimer: The above figures are approximate only. 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.