

# 59 Kitchener Street, Hughes, ACT 2605

## House For Sale

Friday, 1 March 2024

59 Kitchener Street, Hughes, ACT 2605

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1016 m2

Type: House



Brett Hayman  
0411414624



Martin Faux  
0421593602

## Auction

Well located in the popular and sought after Woden suburb of Hughes. This family home is situated in an elevated position on a great block of over 1,016sqm. Boasting flexible living areas with a combination of hardwood and carpeted floors, including a generously proportioned sun-drenched formal lounge room and separate dining room. The spacious kitchen flows seamlessly to the functional family room and beyond to the enclosed conservatory, ideal for entertaining friends and family. Accommodation includes three generous bedrooms, plus additional study. All bedrooms come equipped with built-in wardrobes and are serviced by the main bathroom and separate toilet. Other features include huge double garage under the home with internal access, ample storage areas (standing height), large windows, reverse cycle heating & cooling and paved outdoor entertaining area. The home is conveniently located within a short stroll to local schools, shops, golf course & Canberra hospital, making this home an outstanding opportunity. Great entry level home with potential aplenty! Features Include: Highly desirable location Easy care 1,016sqm block Reverse cycle central heating / cooling system Large full length windows Sun filled formal lounge and dining area Family / dining area off kitchen Large updated kitchen Separate study Three generous bedrooms all with built in robes Enclosed entertaining patio Oversize double garage with internal access Large amount of storage under (standing height) Easy care landscaped gardens Stroll to parkland and nature reserves Easy access to Federal golf club Walk to local primary school Walk to Canberra Hospital Minutes to Garran, Hughes, Curtin and Woden shopping precincts Rates: \$4,179 pa Land tax: \$7,544 pa UV: \$842,000 EER: 2.5 Living: 185sqm Block: 1,016sqm