

9 Jensen Place, Hughes, ACT 2605

House For Sale

Friday, 24 May 2024



9 Jensen Place, Hughes, ACT 2605

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 875 m2

Type: House



Brett Hayman
0411414624



Martin Faux
0421593602

Auction

They say real estate is all about location, location, location. Set in a superb elevated location backing reserve at the end of the sought after family friendly cul de sac makes this a very rare opportunity indeed. This sun drenched renovated home has an open plan design, which consists of a modern kitchen with quality appliances, living area with a stunning north aspect and solid timber floors that flow throughout the entire home. Accommodation includes three generous bedrooms, updated bathroom with concealed laundry. Other features include timber decks to both front and rear which are ideal for outdoor entertaining. Take advantage of the potential the 875m² block has to offer by extending, building your dream home or just live in as is and enjoy the private outdoor space. Stroll to Hughes Primary, Alfred Deakin High, Curtin, Hughes, Woden and Deakin Commercial hub and only minutes to Canberra Hospital, Parliamentary triangle and Canberra City. An inspection is a must. Other features:- Sought after elevated position- Quiet cul de sac location- Backing reserve- Potential aplenty on 875m² block- North facing to the rear- Views across Woden to Mt Taylor- Immense open plan living areas- Hardwood timber floors throughout- Modern kitchen with stainless steel benchtop- Quality appliances including Smeg oven, Ilve externally ducted rangehood and dishwasher- Modern bathroom with porcelain tiles, stone benchtop and in-wall cistern- Underfloor heating in bathroom and heated towel rails- European laundry including front loading washing machine and separate dryer- Three bedrooms all with built in robes- Block out blinds- Two outdoor timber decks (front and back)- New rear deck with sliding doors off the living area - unrestricted views to nature reserve at your back door / fence- Ducted gas heating, and split system air conditioning for climate control all year round- Secure external double garage- Block with secure yard- Block subdivision eligible under new Territory Plan- Direct access to nature reserve - easy access to Red Hill, Hughes and Garran nature hiking tracks- School catchment for Hughes Primary School (500m walk from the property) and Alfred Deakin High School (800m walk from the property)- Walking distance to village shops for both Hughes and Curtin EER: 1.5 Land Size: 875m² Living Area: 92m² Rates: \$5,581 pa (approx) Land Tax: \$10,478 pa (approx) Land Value: \$1,172,000 (2023)