

94 Groom Street, Hughes, ACT 2605



House For Sale

Friday, 19 January 2024

94 Groom Street, Hughes, ACT 2605

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1121 m2

Type: House



Leanne Palmer
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\$1,400,000+

Nestled in the heart of Hughes, one of the most sought-after suburbs in the Woden Valley, 94 Groom Street presents a rare opportunity to make a four-bedroom family home your own. The home's impressive size and northern orientation fill the space with natural light, creating an immediately welcoming and inviting atmosphere. Featuring a sizeable front-of-house extension, including a formal lounge, formal dining and a family room adjacent to the kitchen, this property is one not to miss. This cherished family home boasts a thoughtful floorplan, featuring four bedrooms, two bathrooms, and a two-car garage. The property's substantial size is complemented by multiple living areas and a spacious backyard, providing ample space to cater to your family's needs. The well-proportioned bedrooms are strategically positioned from the generous living areas. The master suite, a secluded retreat at the rear of the home, seamlessly connects to an inviting outdoor entertaining space. Indulge in picturesque alfresco living as you absorb stunning views from the well-appointed terrace, capturing the beauty extending from Woden towards the Brindabella Mountains. With the property adjoining a nature reserve, this unique feature allows you to immerse yourself in the serenity of nature right in your own outdoor space, creating a peaceful and relaxing atmosphere. Perfectly situated in the inner-south, within a short stroll of local schools and public transport, this prime location offers effortless access to Woden town centre and a short commute into the city centre. This residence seamlessly combines comfort with convenience. * Four bedrooms, 2 bathrooms, 2 car garage * Sizeable front-of-house extension showcasing a renovated kitchen and ensuite * Spacious family residence with multiple living rooms, including a formal lounge, formal dining, and a family room adjacent to the kitchen. * Master suite separated at the rear of the home. * Work from home space * All bedrooms equipped with built-in robes * North-facing terrace offering scenic views of the Brindabella mountain range * Well-established and landscaped gardens * Reverse cycle ducted air conditioning and central heating * The north side of the home runs adjacent to a lush and vibrant nature reserve Rates: \$5,081pa (approx.) Land Tax: \$9,435pa (approx. if rented out) UCV: \$1,045,000 (2023) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.