

# 14 Perkins Place, Torrens, ACT, 2607

LUTON

## House For Sale

Friday, 9 August 2024

14 Perkins Place, Torrens, ACT, 2607

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Justine Burke



Darren Wilson

## Amazing Opportunity on 1102m2 in an Elevated Location

Set on 1102m2 in a peaceful cul-de-sac with Mt Taylor Reserve only metres away, this much loved family home holds a desirable, elevated position on the high side of the street with sweeping Woden Valley views.

The established gardens are immediately welcoming, and once inside you will really feel at home with light-filled rooms and a leafy outlook from each and every window. Offering separate living areas, the lounge and dining room takes advantage of the elevation at the front of the home to showcase lovely views, with the family/meals area sitting at the back of the home with a peaceful outlook to the back garden.

The kitchen is the heart of the home and is sure to be the centre of family life, and easily lends itself to renovation with the current layout. The kitchen and family area flows out to the covered entertaining area and generous backyard, which is ideal for young families and keen gardeners with the space on offer.

Completing the home there are four bedrooms, a study, two bathrooms, ducted gas heating, electric wall heaters, wall and ceiling insulation, and a double garage with auto door plus ample off-street parking.

This wonderful property could easily be a forever home, and for those searching for the perfect block to build their dream home on, then you won't find better positions than this one.

### Features:

- Quiet cul-de-sac with Mt Taylor Reserve one street away
- Elevated location with Woden Valley views
- Lovely street appeal with mature gardens
- Light-filled lounge and dining room
- Family/meals area with access to the backyard
- Central kitchen in very good condition, with walk-in pantry
- Main bedroom with dual aspect windows
- Built-in wardrobes to all four bedrooms
- Two bathrooms
- Ducted gas heating (everywhere except the family/meals area)
- Electric wall heater and fireplace in family/meals area
- Electric wall heater in study
- Crimsafe screens to some windows
- Covered and paved outdoor entertaining area
- Good rear yard space with established gardens and a vegetable garden
- Double garage with auto door
- Walking distance to Torrens Primary School, Torrens Shops, and Sacred Heart Primary School
- In close proximity to Southlands Mawson, Marist College, Melrose High, Woden Town Centre and The Canberra Hospital
- Easy access to bus routes
- Rental appraisal of \$725 to \$775 per week

EER: 2.5

Land Size: 1102m2

Living Size: 191m2 (approx.)

Land Rates: \$4,517 p.a (approx.)

Land Value: \$931,000 (approx.)