

229 Phillip Avenue, Hackett, ACT, 2602

independent
PROPERTY GROUP

House For Sale

Thursday, 5 September 2024

229 Phillip Avenue, Hackett, ACT, 2602

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Type: House



Mark Larmer

Updated throughout, fronting and backing reserve with views of Mt Majura

Please note, if not sold prior, this property will be going to auction, on site, 12:30pm, 1st October 2024. The advertised price guide is there to help give buyers a bracket to work from and can be updated as the campaign progresses. Offers prior to auction welcomed.

Offering a fantastic opportunity to get into this tightly held suburb, this single level family home is uniquely positioned, backing directly onto the spacious Hackett Oval and nature reserve with views all the way to Mt Majura, plus overlooks nature reserve on the other side of the road so your privacy is assured.

This solid brick and tile, free-standing home provides both formal and informal, open-plan living spaces for the growing family. The original property has been extended and extensively renovated throughout, including the kitchen and bathroom along with new flooring, paint and blinds throughout, leaving nothing left for the potential buyer to do but move in and enjoy.

The North/East orientation of the rear yard, with large entertaining deck under a beautiful Rhododendron tree, ensure that this part of the home will be entertaining family and friends all rear round.

Make sure to watch our detailed, uncut, walk through video prior to your inspection (and after), it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this home inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it

To get a copy of the digital brochure containing an explanation of our buyer friendly sales campaign and the full contract, please send us an email from any of the web portals and note your full name and mobile number and it will be automatically sent to you.

Features Overview:

- Freestanding (no shared walls), separate title, brick and tile house
- Single level floorplan with 2 large separate living spaces
- IGA, coffee shop and takeaway just down Madigan Street at the local shops
- Trail access to Dickson Oval, Dickson shops, Mt Majura and Mt Ainslie just across the road
- Bus stops to both the city and Dickson within 20m
- Walk across the oval to Blue Gum Community school (imagine the kids being able to do that every day) and close proximity to North Ainslie Primary School, Dickson College, Merici College
- Lots of local parks in the area perfect for the kids and dogs
- Vacant possession, so no need to wait for owners, or tenants, to relocate
- Early access available via an occupation licence if you need to move quickly prior to settlement
- Flexible settlement options if you have another property you want, or need, to sell or to have more time to secure financing

The numbers (approx):

- Living area: 161m²
- Enclosed carport and store at rear: 27m²
- Deck: 40m²
- Block size: 694m²
- Age of home: 61 years (built 1963). Multiple renovations since
- General Rates: \$4,254 p.a.
- Water & sewerage rates: \$704 p.a.
- Land tax (investors only): \$7,701 p.a.
- Conservative rental estimate (unfurnished): \$950/wk
- Energy rating: 3.5 stars (with potential for 6 stars with additional wall and floor insulation)

Inside:

NBN (FTTN) available

Brand new carpets and timber-look laminate flooring throughout

Freshly painted inside and out

New blinds throughout

Ducted gas heating (replaced in 2018 with a Rinnai 5 star rated unit and new ducting and dual zones)

Double glazed windows and sliding glass doors throughout (except in bedrooms 2 and 4)

Renovated kitchen with 40mm waterfall stone benchtops, pendant lighting and overhang for seating, lots of cabinetry, microwave and fridge cavity, 4 burner Ariston gas cooktop, electric oven, externally ducted Westinghouse rangehood, dual sink, and integrated dishwasher

Informal living areas have 2 ceiling fans, halogen down lighting, 3 sliding glass doors offering complete access to deck and rear yard and views to Hackett Oval and reserve.

Separate formal living space at front of the home with wall mounted air conditioning unit, halogen down lighting, wired ceiling speakers and an outlook to the front yard

Bedroom 1 has a ceiling fan+light, wall mounted air conditioning unit, 3 door sliding robe

Bedroom 2 has a ceiling fan+light, wall mounted air conditioning unit, 2 door sliding robe

Bedroom 3 has a ceiling fan+light, 2 door sliding robe

Bedroom 4 has 2 separate 2 door sliding robes

Renovated main bathroom has generous walk-in shower with recess, dual vanity with soft close draws, pendant lighting and mirrored storage cupboards above, exhaust fan, external ventilation, 4 burner heat lamps and full height tiling

Laundry has large tub, an abundance of storage, under bench washing machine plus access to the w/c which has toilet, vanity, mirror and external ventilation window

Linen cupboard nearby the kitchen could also be used as an optional second pantry

Outside:

House is set well back from the road for privacy and has room in the driveway for 2-3 more vehicles off the road

Enclosed carport to left side of home with workbench and shelving unit to stay

Rear timber deck steps down to large lawn

Rainwater tank

Rinnai instantaneous gas hot water system (programable from kitchen and bathroom)

Retractable clothesline on rear wall of the enclosed carport

Access gate down the right side of the home to access rear yard and allowing it to be fully enclosed for pets

Wi-Fi connected pop up irrigation system in rear yard

Construction info:

Timber bearers and joists

Brick veneer external walls

Conventionally pitched and timber truss roof framing

Concrete tile roofing

To help buyers, we offer the following as part of our Friendly Auction System:

We refer a solicitor who can review the contract for FREE and provide a FREE Section 17 certificate if you want to submit a pre-auction offer