

37 Ambalindum Street, Hawker, ACT, 2614



House For Sale

Wednesday, 2 October 2024

37 Ambalindum Street, Hawker, ACT, 2614

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House



Mark Johnstone
0414382093

Top Position in the Heights of Hawker!

In a prime position in the heights of Hawker, this home offers a rare opportunity for you to enjoy the great features it has to offer and also the opportunity to add your personal touches to it.

This large two story family home of 236.32m² living area, positioned on a generous sized 1153m² block has been partially renovated with updated kitchen, bathroom and ensuite, and freshly painted inside throughout. Whether you choose to redesign or renovate the rest of the home now or later, you'll certainly be living in an idyllic location.

Extended and blended families will appreciate its unique floorplan which offers segregated living areas, while allowing integration between living quarters. Should you prefer a more open plan layout, you could easily achieve that with internal changes encompassing the existing kitchen, dining & living rooms. In providing additional living space, the original large workshop at the rear of the double garage has been converted to being a rumpus or games room. This, if preferred, could also easily be restored to the original workshop or to increase the garage size. The north facing spacious living room and study/bedroom 5 completes the ground floor layout.

Upstairs are four large bedrooms including the huge master with walk in robe & updated marble tiled ensuite featuring full size bath. The generous sized light and bright bedrooms are ready for your choice of floor coverings & blinds or curtains. The updated bathroom is also in the same European style as the ensuite but includes a luxurious spa bath.

The solid timber brushbox flooring downstairs is a great feature and contrasts well against the freshly painted rooms.

Stepping outside beyond the beautifully tiled outdoor entertaining area, venture up to the Mediterranean setting incorporating a glass cabana and sparkling inground tiled pool surrounded by large colosseum type pillars and statues - truly unique! So much summer fun to be had here with family and friends.

Why not see for yourself why this is one of Belconnen's finest settings and the pinnacle of real estate opportunities? Hawker enjoys high-quality schools catering for all age groups within the suburb and only moments from Belconnen Town Centre. Your daily exercise will be eagerly anticipated with scenic walking trails accessible within a couple of minutes.

Contact Mark Johnstone today on 0414 382 093 or come along to our next open exhibition.

**** PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION ON-SITE ON SUNDAY, 20TH OCTOBER 2024 AT 10AM****

Features include:-

- Large 1,153m² block
- Large 2 story family home in tightly held suburb
- Partially renovated ready for your personal touches
- Updated kitchen with high quality imported appliances (Lofra)
- Generous sized bedrooms, 3 with built in robes, Master with WIR
- Study/Bed 5 downstairs
- Updated (2 year old) bathroom and ensuite in european marble styling
- Under stair storage
- Freshly painted inside throughout
- Solid timber brushbox flooring to entry & living areas
- New (1 year old) ducted gas heating
- Reverse cycle heating and cooling in kitchen
- New (1 year old) gas hot water system
- NBN internet
- Double garage for 1 large car & 1 small (option to increase size by opening up to workshop/current rumpus room)
- Fully tiled outdoor entertaining area with large cantilevered awning

- Mediterranean style inground tiled swimming pool and glass cabana
- Colorbond fencing including at front with electronic security gate
- Rates \$4,682pa
- Upper Level Living: 113.41m²
- Lower Level Living: 122.91m²
- Garage & Workshop/Rumpus: 57.67m²
- Total: 293.99m²