

37 Colvin Street, Hughes, ACT, 2605



House For Sale

Thursday, 15 August 2024

37 Colvin Street, Hughes, ACT, 2605

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House

Spacious Family Living in Coveted Hughes Location

Situated in one of Hughes' most sought-after pockets, this four-bedroom home showcases exceptional finishes and attention to detail in its architectural design. Featuring a functional layout perfect for entertaining and family living and flanked by the Red Hill Nature Reserve, it's no wonder Colvin Street is so tightly held.

Set on an expansive 825m² block, the property boasts excellent outdoor entertaining areas that seamlessly blend with the well-established gardens surrounding the home. Upon entering, you're greeted by a welcoming lounge and dining area, featuring large cedar-framed sliding doors and windows that frame picturesque garden views. This spacious area is perfect for gatherings around the cozy wood fireplace, with the adjacent dining and kitchen ideal for shared meals.

The heart of the home is a generous kitchen, designed with extensive storage and preparation space in an open plan setting. With four large bedrooms, plus a large studio area and ample indoor and outdoor living spaces, this home offers comfort and versatility for a growing or extended family.

With its impressive street presence in a quiet neighbourhood and easy access to the Red Hill Nature Reserve, Woden Town Centre, Canberra Hospital, and Canberra City, this home is sure to inspire those who choose to make it their own.

Features

- Wonderful family home in a dress circle location.
- Single-level, double-brick home with a northerly aspect.
- Ramp access to the front door with large double-opening doors.
- Generous kitchen with Caesarstone benchtops, stainless steel gas cooktop, electric oven, Miele dishwasher, and smart storage throughout.
- Large north-facing living and dining room with a wood-burning fireplace.
- Spacious master suite with built-in robes, garden views, and a modern ensuite.
- Three additional bedrooms, two with built-in robes, and one flexible room with a built-in desk.
- Additional large studio/study at the front of the home, with attic storage above.
- European-style laundry.
- Cedar sliding doors and windows opening to the front deck and rear entertaining area.
- Double-glazed windows throughout.
- Tasmanian Oak flooring.
- Honeycomb blinds in every room.
- Ducted gas heating throughout.
- Two instant gas hot water systems.
- Lush, neat, and low-maintenance gardens.
- Fully fenced backyard.
- Large timber front deck and a covered, paved rear entertaining area perfect for gatherings.
- Good-sized grassed area with a sandpit and cubby house.
- Single double-height garage with electric roller door.
- Covered front access to the garage and studio.
- Off-street parking with space for a large trailer or caravan.
- 500m walk to the bus stops on Kitchener Street for access to Woden, Barton, and the city.
- Easy access to Red Hill Nature Reserve's walking trails and the Federal Golf Course track, plus a green belt pathway allowing children to walk or ride safely to Hughes Primary without needing to travel on any roads.
- Short drive to The Canberra Hospital and the Woden Town Centre.
- Close to Hughes Primary School and Alfred Deakin High School, as well as other quality private and public high schools and colleges.

Statistics (all figures are approximate)

EER: 3.5

Total Living Size: 176m²

Garage Size: 32m²

Land Size: 825m²

Land Value (2024): \$1,070,000

Construction: 1965

Land Rates: \$1,576 per quarter

Land Tax: \$3,396 per quarter (only applicable if not primary residence)