

41 Tanumbirini Street, Hawker, ACT, 2614



House For Sale

Friday, 30 August 2024

41 Tanumbirini Street, Hawker, ACT, 2614

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House



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Resort Style Living

You can put more fun into your weekends simply by staying at home, if you owned this revived and refreshed four bedroom ensuite family residence with downstairs flat & indoor in-ground pool.

A self contained downstairs flat boasts a study; sitting room; kitchenette, and bedroom with an ensuite. Ideal for extended, blended or multi generational families.

An under house storage area has been lined and offers more possibilities.

Renovated with panache and embraced by morning sun to emerge a supremely comfortable living environment, fluid living spaces include a centrally located kitchen with adjoining family/meals area which extends outdoors to an elevated entertaining terrace.

A fully enclosed in-ground pool (10m x 4m) encourages swimming throughout the seasons and is the showpiece of its picturesque rear grounds.

A paved area overlooking its lush lawns seems ideal for watching children's play as you unwind in style with friends socialising through the warmer months.

Ideally positioned in this highly regarded suburb, known for its excellent public schooling and amenities, in conjunction with a peaceful location convenient to the Hawker backtrack, it's an exciting and uncommon offering in this family friendly neighbourhood, destined to win the approval of all family members.

Five bedrooms (4 upstairs)

Ensuite (2012)

Open plan living spaces

Kitchen/family room

Large entertaining terrace off family room

Kitchen (2012)

Miele induction(electric) hot plates

Miele rangehood

Miele double electric wall oven

Miele dishwasher

Ceasarstone bench tops

Glass splash back

Bedroom one (walk in robe) ensuite

Bedroom two BIR

Bedroom three BIR

Bedroom four BIR

Bathroom (2012)

Shower resealed

w.c (2012)

Laundry (2012)

DOWNSTAIRS

Sitting room/study

Kitchenette

Bedroom + bathroom

Storeroom - Nobo electric wall heater

Double garage under

Internal access

Under house storage

INDOOR INGROUND POOL (10 x 4 m)

Daikin ducted reverse cycle air conditioning

Double glazed windows to kitchen/family

Rheem Stellar gas hot water (170litres)

Double paned windows to living area

Bamboo flooring to living/kitchen/dining

Sensor lighting

Three Phase electricity supply with 2 x solar systems

Older Solar System

- New 3.0kW inverter installed for the old solar system - May 2023
- Electricity is all fed into the grid
- Feed-in-Tariff is 50.05 cents /kWh

Newer Solar System

- 6.64kW power output
- In-home use of electricity, excess fed into grid
- Current Solar Export rate is 8 cents /kWh