

# 47 Alroy Circuit, Hawker, ACT, 2614

## House For Sale

Thursday, 29 August 2024



THE  
PROPERTY  
COLLECTIVE

47 Alroy Circuit, Hawker, ACT, 2614

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**

## Spacious Family Home in a Tranquil Locale

Upon inquiry you'll receive the price guide, building report and contract of sale.

Inspection by appointment only- Please call/text Jeremy on 0412552751

Discover a charming family home that combines serenity with convenience in a peaceful, locals-only setting. Perfectly situated close to Hawker Primary School and Belconnen High School, this property offers a relaxed lifestyle with easy access to local amenities.

Stepping into this well-maintained residence, you'll immediately feel the warmth of its neutral tones and timeless appeal. With only one owner over the past 50 years, this house exudes a sense of care and permanence, creating an inviting atmosphere that feels like home.

The heart of the home is the expansive open-plan living and dining area, seamlessly integrated with an updated kitchen. Designed for effortless entertaining and family gatherings, the kitchen features modern conveniences and ample space for culinary creativity.

The four generously sized bedrooms provide comfort and relaxation, ideal for family members to retreat to. The bathroom, thoughtfully designed, complements the home's practical and welcoming vibe, ensuring a pleasant and functional living experience.

Additional features include ducted heating and reverse cycle AC, enhancing comfort throughout the seasons. The property also boasts a large garden, meticulously cared for and perfect for gardening enthusiasts or families who enjoy outdoor space.

Conveniently located within a short drive, walk, or ride to the Hawker shops, this home offers easy access to shopping and local amenities. Secure and private, it's an ideal place to raise a family and embrace the Canberra bush style of living. Envision yourself making lasting memories in this beloved family home.

### The Perks:

- Free-Standing House in a Quiet Locals-Only Location
- Close to Hawker Primary School and Belconnen High School
- Short Drive, Walk, or Ride to Hawker Shops
- Well-Presented with Neutral Tones, One Owner for 50 Years
- Large Open Living and Dining Area with Updated Kitchen
- Ducted Heating and Dual Split system Reverse cycle AC
- Gardener's Delight with Ample Space for Outdoor Enjoyment
- Secure and Private, Ideal for Family Living

### The Numbers:

- Internal living: 143m<sup>2</sup>
- Block Size: 927m<sup>2</sup>
- Build year: 1974
- EER: 2
- Rates: \$3,684
- Land Value: \$671,000
- Rental Estimate: \$800pw approx.

### Suburb Profile

Hawker was named in honour of Charles Allan Seymour Hawker (1894-1938). Charles was a pastoralist and politician.

- Average Age: 44 Population: 3,008
- Houses: 67.3% Townhouse: 12.5% Other: 1.4%
- Fully own: 45.1% Purchasing: 31.3%

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