

**72 Groom Place, Hughes, ACT, 2605**



**House For Sale**

Thursday, 15 August 2024

72 Groom Place, Hughes, ACT, 2605

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Reimagine Yourself in Central Hughes

Perfectly nestled in a quiet cul-de-sac within a highly prized and convenient pocket of family-friendly Hughes. At the doorstep of Woden Town Centre, Canberra Hospital and just minutes to Red Hill Reserve, Parliamentary Circle and the CBD, a rare opportunity awaits the astute buyer looking to secure a blue-chip location. First time offered in three decades, the home enjoys a large formal lounge room and dining room, well connected to a good-sized kitchen, enjoying all-electric cooking, good bench space and plenty of storage, and opening out to the expansive rear pergola.

There are three good sized bedrooms, the main enjoying a built-in robe, sharing use of the bathroom with a convenient separate toilet, with a large internal laundry and double garage rounding out the home. The 1,030sqm of flat level land offers a multitude of opportunities, surrounded by quality schools and with wonderful access to all points of the Canberra compass. The only limit to the potential of this tightly held gem is the imagination itself.

- \* 3 bedrooms, 1 bathroom, 2-car garage on 1,030sqm of flat level land
- \* Quiet cul-de-sac position
- \* Large formal lounge and additional dining room opening to kitchen
- \* Functional all-electric kitchen with plenty of storage and bench space, opening out to the rear pergola
- \* 3 bedrooms, including large main with built-in robe
- \* Main bathroom with good storage and convenient separate toilet
- \* Large internal laundry and double lock up garage
- \* First time offered in 3 decades
- \* Close to Woden Town Centre, Canberra Hospital and just minutes to Red Hill Reserve, Parliamentary Circle and the CBD

Council Rates: \$4,899pa (approx.)

Land Tax: \$10,129 (approx.)

EER: 1.0

Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.