

## 2 Millen Street, Hughes ACT 2605

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-35.3297044, 149.0903193



Set amongst a tranquil and lush garden setting on a 905m<sup>2</sup> parcel of land is this beautifully maintained family residence. As you set foot inside you will immediately appreciate the care and attention that has gone into the property and for one lucky buyer, they will soon be able to call it their new home. Featuring 4 bedrooms, the main with an ensuite and its own private balcony that overlooks the private backyard plus well thought out living areas that include family room, meals area and separate lounge and dining on a lower level. The lounge has a set of double doors that open out to the paved outdoor entertainment area where you'll be able to those laze summer evenings with friends and family. The high vaulted ceilings have been lined with cedar paneling to add to the style and ambience of the home. The lounge includes a gas wood fire for when the weather turns cold again. The main bedroom enjoys good separation from the other 3 bedrooms all of which have built in robes and two of which enjoy a lovely outlook onto the lovingly maintained rose gardens which are the current owner's pride and joy. The kitchen will be every new home owners delight. Featuring a bay window to add extra bench space, stone bench tops, high-end Ilve stainless-steel oven and gas cook top, Bosch dishwasher and pantry space. Next to the kitchen is easy access onto the second outdoor deck area which offers roll down awnings. The homes comfort is controlled by ducted reverse cycle air conditioning. The main bedroom has its own split system for extra comfort. Both front and rear gardens are beautifully maintained and provide an oasis of privacy, shade and tranquility. Other benefits include:

- Double car accommodation
- Garden storage shed
- Close proximity to Hughes Primary School, Alfred Deakin High School & playing fields
- Close to bus stops
- Close to access roads that lead to the City

Important facts are:

- General Rates: \$974.50 p/qtr
- Land Tax: \$1,511 p/qtr (Only if rented)
- Original Construction date: October 1963 Extension 1985
- Block size: 905m<sup>2</sup>
- UCV: \$592,000.00

### Overview

Purpose: Sold	Sale price: \$1,150,000	Rent price: \$
Auction: Auction on Saturday 12th December 9:30am	Land area: 905m <sup>2</sup>	Living area: m <sup>2</sup>
Bedrooms: 4	Bathrooms: 2	Garage Spaces: 2
Carport Spaces:	Postcode: 2605	

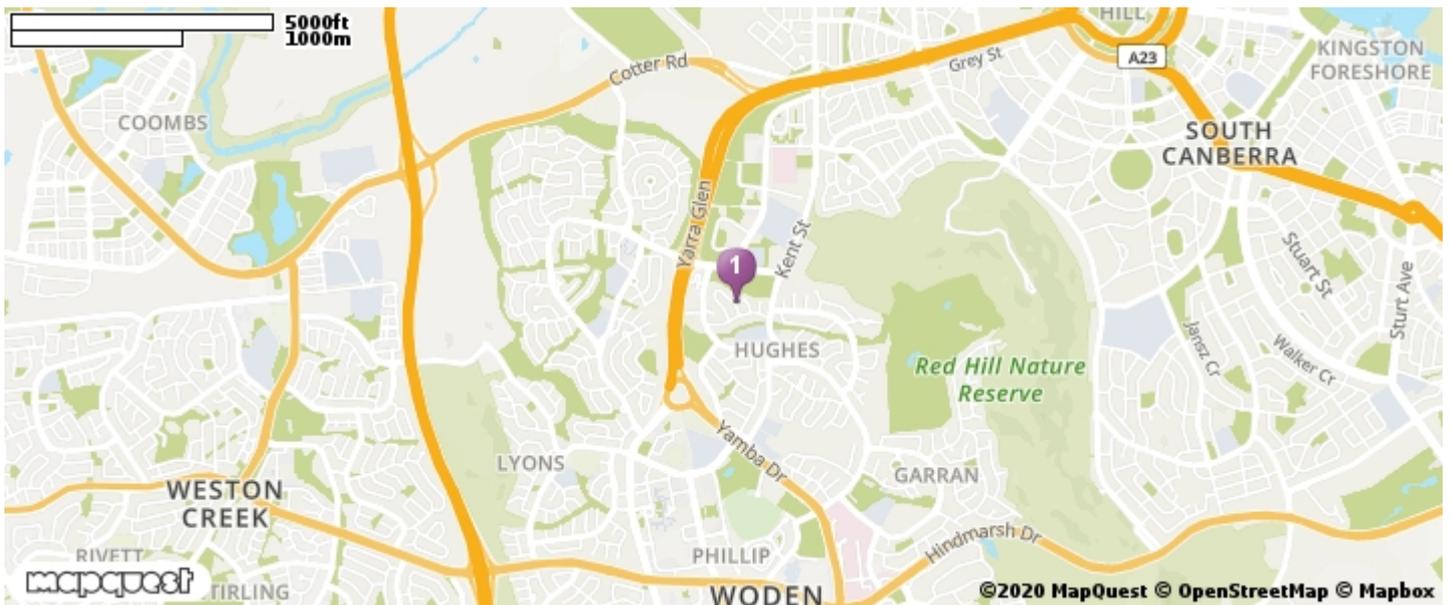
## Indoor amenities

✓ Built-in Robes

✓ Dishwasher

## Outdoor amenities

## Distances



## Agent Details

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Canberra Real Estate - Rise Above

