

# 62 Groom Place Hughes ACT 2605

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-35.3299355, 149.0891005



Set in a tranquil tree lined culde sac in the heart of Hughes is this as new family home. Offering flexibility that will appeal to a large or extended family or the buyer looking for something to earn extra rental income from. The main residence consists of 3 bedrooms and ensuite bathroom and also has a large formal lounge, dining, family room and outdoor alfresco living areas. Adjoining the home is another two bedrooms, which includes a bathroom, kitchenette and living area. This area can be easily combined to be part of the home, or used as a separate fully approved living area where relatives or older children can live, or you can rent it out for extra income as the current owners have done. The home was a knock down rebuild project that was completed four years ago and has been done to the highest of standards. As you set foot inside, you will appreciate the clean lines of the high square set ceilings, and the spotted gum timber flooring. The kitchen has been built to the standards that you would expect in a home like this and includes manufactured Quantum Quartz stone bench tops, 2 double Miele wall ovens, dishwasher, microwave and a Fisher & Paykel fridge. On the opposing wall is a large butler's pantry, so space and storage will never be a problem again. The living area opens out onto the alfresco entertaining area and overlooks the low maintenance back yard. Upstairs, you will find the main bedroom complete with walk in robe which leads through to the ensuite bathroom that includes double vanity basins. Bedrooms 2 & 3 include built in robes and are both of a generous size. The upstairs level also includes covered front and rear balconies and a large family break out area. This home has been built to the sellers exacting standards and will be a rare find for its new owners who are looking for space, quality, style and above all location. The flexibility that bedrooms 4 - 5 or the flat offers is the jewel in the crown for this home. Other important features to note are: □Ducted reverse cycle air conditioning to house, separate unit for flat □Instantaneous hot water systems □Miele front load washing machine & dryer □Internal access from the garage which has an automatic door □2 Kw Solar system with 20 panels □Dishwasher to the flat □Fridge to the flat □Clothes dryer for the flat Relevant sales information □Construction date: 2016 □Block size: 832m<sup>2</sup> □Floor area: 274m<sup>2</sup> □UV: \$635,000 □General Rates: \$1033 p/qtr (approx.) □Land Tax: (if rented out) \$1623 p/qtr (approx.)

## Overview

Purpose: Sold	Sale price: \$	Rent price: \$
Auction: Auction Saturday 19th December 2020 11:30am	On Site	Living area: m <sup>2</sup>
	Land area: m <sup>2</sup>	

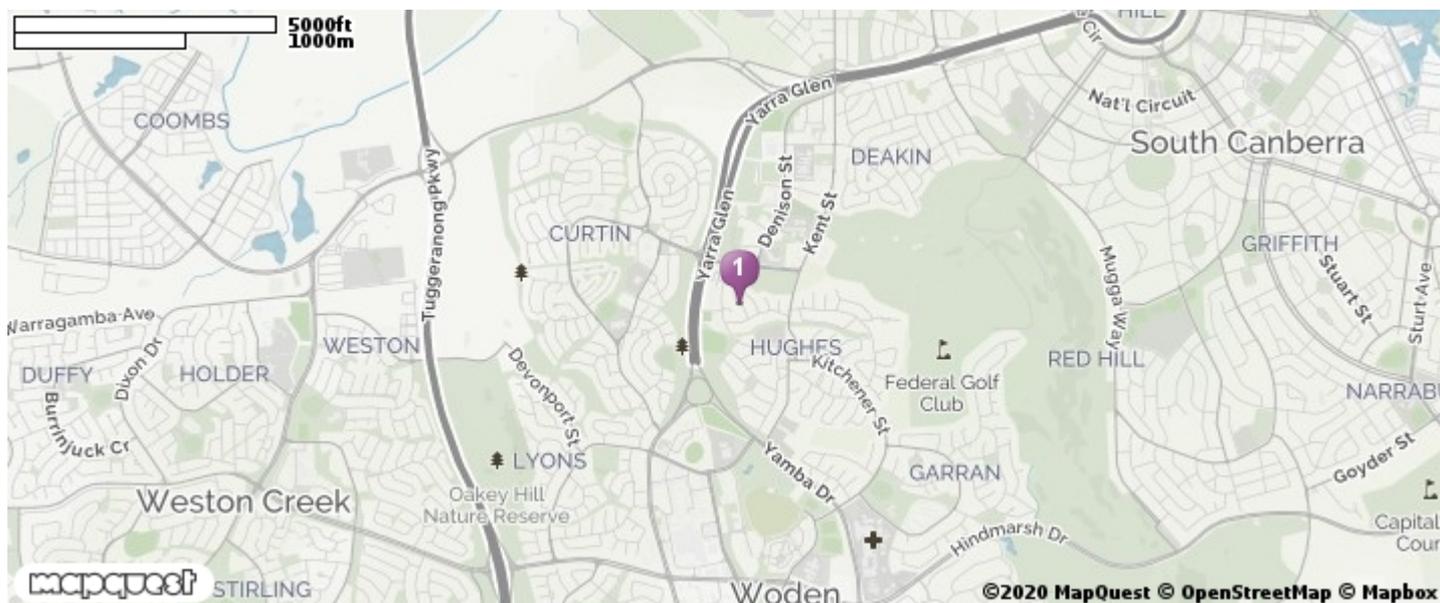
Bedrooms:5	Bathrooms:3	Garage Spaces:2
Carport Spaces:	Postcode:2605	

## Indoor amenities

- ✔ Built-in Robes
- ✔ Dishwasher

## Outdoor amenities

## Distances



## Agent Details

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Canberra Real Estate - Rise Above

