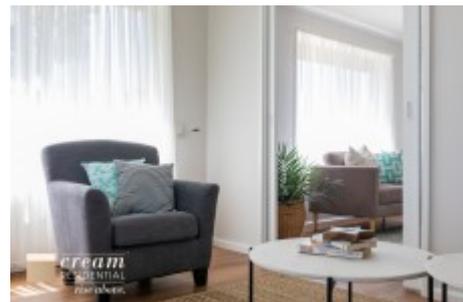


25 Conyers Street, Hughes ACT 2605

25 Conyers Street, Hughes ACT 2604

-35.3346245, 149.0941474



Perfectly located in a convenient street in one of the most sought-after suburbs in the Woden area, we find this well-presented family home behind an enviable front yard. Greeted by well-ordered lawn and gardens you can immediately feel yourself wanting to live here! Post the infatuation with the front yard, prepare for these feelings to continue as you enter the home. A front living space, separate private dining/living area and dining area off the open plan kitchen provides all the flexibility to entertain and find a quiet minute all at once. Featuring new flooring throughout, the sensation of comfort is undeniable. With a collection of outlooks over the established and immaculate rear gardens, from the kitchen and rear bedroom it is hard to miss the highlights of rose bushes and fruit trees. This picturesque oasis has plenty of seating area to enjoy and entertain in this wonderful space, while also providing the necessary security for young children or pets. The winner might just be the healthy supply of figs from the fruitful tree in the corner of the yard however. Other benefits include ducted reverse cycle air conditioning that will satisfy the climate requirements year-round. The gated driveway, shaped nicely by magnificent gardens leads to a single, lock up garage with ample storage. Situated in a street surrounded by other well-manicured homes, nice neighbours and young families this could be the perfect opportunity for a first home buyer or young couple to break into inner Woden area. Be sure to call to one of our many open homes prior to our upcoming auction day. Outgoings: General Rates: \$952 p/qtr (approx.) Land Tax: (if rented out) \$1469 p/qtr (approx.) UV: \$576,000 Block Size: 694m² (approx.) Living Area: 112m² (approx.) Construction Date: 1965

Overview

Purpose: For Sale	Sale price: \$	Rent price: \$
Auction: Saturday 20th March 10:00am On Site	Land area: 694m ²	Living area: 112m ²
Bedrooms: 3	Bathrooms: 1	Garage Spaces: 1
Carport Spaces:	Postcode: 2605	

Indoor amenities

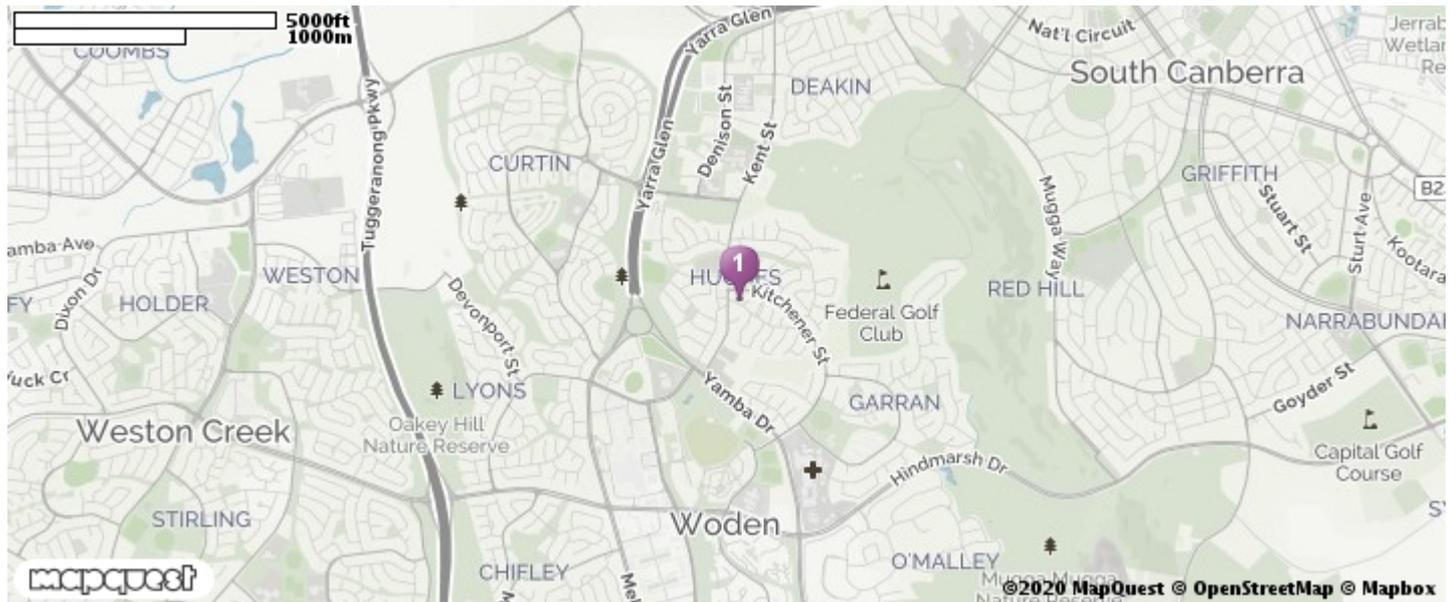
- ✓ Air conditioning
- ✓ Family room
- ✓ Formal dining room
- ✓ Formal lounge room
- ✓

Heating

Outdoor amenities

✓ Garage

Distances



Agent Details

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jack.wilson@creamresidential.com.au - Jack Wilson

Canberra Real Estate - Rise Above

