

36 Erldunda Circuit, Hawker, ACT, 2614



House For Sale

Wednesday, 6 November 2024

36 Erldunda Circuit, Hawker, ACT, 2614

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



Thom Eriksson-Lake
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Family-friendly living in a blue-ribbon suburb

Desirably sited on a large leafy corner block and within walking distance to Hawker Primary School, Belconnen High School and Hawker College, this four-bedroom ensuite home framed by mature hedges is an exciting opportunity for those seeking a foothold in popular, prime Hawker.

The cleverly designed single-level floorplan provides segregated living areas, spacious bedrooms and an ensuite.

The refurbished kitchen is the hub of the home and provides an abundance of meal preparation space and storage with views over the rear manicured gardens.

The partially renovated residence has been lovingly cared for and offers scope for those who wish to add their own style and reap the rewards of long-term ownership.

Moments from Hawker Pinnacle nature reserve and sporting fields, a healthier lifestyle is ready to be enjoyed!

A large double garage plus a carport and several sheds will excite car lovers and those with hobbies.

The perfect opportunity in a blue-ribbon Northside suburb.

Features

- Above-average building report
- Living 173.74m²
- Carport 28.74m²
- Garage 42m²
- Fantastic family floor plan
- Multiple living areas
- Double-glazed windows to the majority of the home
- Single-glazed windows only to the bathroom and ensuite
- Ducted heating and cooling
- Solar
- Patio roofing can be opened and shut to suit all weather conditions
- Built-in robes to bedrooms and work stations making homework a breeze

Cost breakdown

Rates: \$662 p.q

Land Tax (only if rented): \$1,562.41 p.q

Potential rental return: \$670 - \$710 p.w

This information has been obtained from reliable sources however, we cannot guarantee its complete accuracy, so we recommend that you also conduct your own enquiries to verify the details contained herein.