

44 Alroy Circuit, Hawker, ACT, 2614

TIMOTHY R^D

House For Sale

Thursday, 24 October 2024

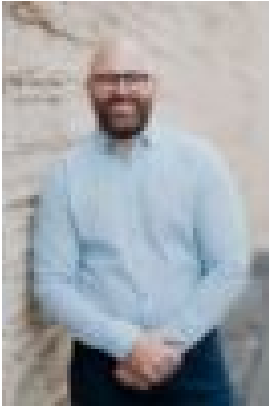
44 Alroy Circuit, Hawker, ACT, 2614

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House



Tim McInnes
0401097568



Annabelle McInnes
0419144208

The Hawker Sanctuary

The road home...

Nestled in the heart of a peaceful street renowned for its strong sense of community, this exquisite single-level home offers the perfect blend of sophistication and modern comfort. Thoughtfully refreshed and showcasing a spacious five-bedroom layout, this residence effortlessly combines inviting indoor spaces with idyllic outdoor settings, creating the ideal environment for family living.

Convenience is at the forefront, with this stunning property positioned just moments from the esteemed Hawker Primary School, and within walking distance of Hawker Shops, Canberra High School, Hawker College, and the scenic Pinnacle Reserve. Everything you need is just a stone's throw away.

Step inside and be welcomed by an air of understated luxury, where the formal lounge and dining rooms set the scene for elegant entertaining. Beautiful timber floors add warmth and character, while large windows offer serene views of the picturesque front garden. At the heart of the home is the designer kitchen, boasting generous bench space, ample storage, a breakfast bar, and premium appliances, including an induction cooktop, oven, and convection oven—perfect for culinary enthusiasts.

Bathed in natural light, the informal family room provides a relaxed and comfortable retreat for everyday living. Bi-fold doors create a seamless flow to a private front courtyard, effortlessly blending indoor and outdoor living. At the other end of the family room, sliding glass doors open to reveal the sparkling, solar-heated, in-ground saltwater pool, while a raised rear deck offers the perfect vantage point to watch over family fun in this resort-style oasis.

The road ahead...

Each generously proportioned bedroom provides a peaceful escape, with the master suite featuring an updated ensuite. The flexible rumpus room, or fifth bedroom, caters to a variety of family needs and has direct access to the laundry. Outside, a covered entertaining deck links with the expansive rear terrace and lawn area, offering plenty of space for children and pets to play safely.

Modern comforts include ducted gas heating, evaporative cooling, and a double garage with internal access, ensuring year-round comfort and practicality.

Positioned in a highly sought-after location that promises to reward you for years to come, this exceptional home delivers a lifestyle of ease, comfort, and lasting value—the perfect setting for your family's next chapter.

Quality features include...

- * Located in a delightful street, adjoining Hawker Primary School
- * Single-level layout
- * Formal lounge and dining room, family room, rumpus/fifth bedroom
- * Updated bathroom and ensuite
- * Designer kitchen with stone bench tops, extra deep cupboards, breakfast bar, Bosch induction cook top, oven and convection oven
- * Family room with bi-fold doors
- * Private front courtyard
- * Solar heated, salt-water, in-ground pool with rear decking
- * Covered rear deck, open terrace and grassed area
- * Ducted gas heating and evaporative cooling
- * Double garage (internal access)

* Solar panels (5Kw)

* Located walking distance to Hawker Primary School, Hawker Shops, Canberra High School, Hawker College, and the scenic Pinnacle Reserve

Residence - 225.20m2 (approx.)

Garage - 41.99m2 (approx.)

Year built - 1973

Rates - \$3,748.00 p/a (approx.)