

60 Eridunda Circuit, Hawker, ACT, 2614

House For Sale

Tuesday, 12 November 2024



THE
PROPERTY
COLLECTIVE

60 Eridunda Circuit, Hawker, ACT, 2614

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House



Obi Shadmaan
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Immaculate Family Oasis in the Heart of Hawker

Experience effortless living in this beautifully designed, single-level home on a generous 1,175m² parcel in a quiet pocket of Hawker. Thoughtfully crafted with families in mind, this modern four-bedroom residence features a state-of-the-art kitchen and bathrooms by award-winning Studio Black Interiors, blending high-end finishes with everyday practicality. The open-plan kitchen, dining, and lounge area create a warm, connected space for family living, all equipped with ducted and zoned reverse-cycle air conditioning for year-round comfort.

Outdoor living is a highlight, with a spacious 'Vergola' entertainment deck perfect for gatherings. The fully landscaped backyard offers a variety of areas to explore, including lush lawns, a firepit, veggie garden, and additional zones ideal for kids, pets, or larger get-togethers. Architecturally designed gardens in both the front and rear are fitted with automatic irrigation for easy maintenance, adding a touch of elegance while keeping it low-stress for the new owners.

For those with a love for extra space, the property offers a huge double-car garage, with ample room for trailers or campervans, plus additional off-street parking to accommodate guests. Inside, each of the four bedrooms is generously proportioned and includes built-in robes, ensuring comfortable spaces for everyone. With 30 solar panels powering the home, this residence is not only modern but efficient and forward-thinking.

The location is second to none, placing you close to everything Hawker and Belconnen have to offer, from quality schools, shops, Belconnen's best cafes, restaurants and seamless public transport. This home is ready for immediate occupancy, inviting you to embrace a laid-back lifestyle with the convenience of Canberra's finest amenities just minutes away.

The Perks:

- Immaculate 4 bedroom, 2 bathroom, 3 car family home
- Multiple living areas
- Award winning 'Studio Black' Interior designed features
- Architecturally designed front and backyards
- Large 'Vergola' deck and pergola
- Chef's kitchen with induction cooktop, electric oven, dishwasher and ample storage and bench space
- Dream Butler's pantry
- Double glazed windows
- Timber floorboards to living areas and carpet in bedrooms
- Ducted reverse cycle air conditioning
- Under floor insulation
- Separate laundry
- Massive well manicured and maintained backyard perfect for kids, pets and all the sports
- 30 x Solar panels
- Triple garage plus ample carparking on driveway and rear of house
- Multiple outdoor entertainment options including fire-pit area, wood fired pizza oven and deck area
- Established fruit trees and veggie gardens
- Situated in a quiet pocket of Hawker
- Close proximity to cafes, shops, schools, amenities, public transport, parks and the thriving Belconnen Town Centre

The Numbers:

- Living size: 203m²
- Garage: 61m²
- Block size: 1,175m²
- Rates: \$4,094 per annum
- Land tax: \$8,147 per annum (investors)
- Unimproved value: \$760,000
- Year of construction: 1977. Renovated and extended: 2018

- EER: 3 stars
- Rental estimate: \$850 - \$880 per week