

**8 Smyth Place, Hughes, ACT, 2605**



**House For Sale**

Thursday, 24 October 2024

8 Smyth Place, Hughes, ACT, 2605

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Superbly Renovated, Idyllically Located

Hidden away in one of the most select pockets of Hughes, reward the entire family with this stunning adaptation of a mid 60's double brick home. Meticulously updated and enhanced throughout, 8 Smyth Place is the perfect blend of practicality with versatility.

Hidden discretely behind established gardens, the aspect from the front terrace adjacent to the entry is breathtaking. Sweeping views across the Woden Valley to the Brindabellas beyond provide the perfect backdrop. An expansive open plan living with hardwood floors is bathed in natural light and wraps around to the stunning designed kitchen. Featuring sleek stone benchtops, custom joinery and high end appliances this space will certainly be the backbone of the family household.

The fourth bedroom/guest room has been adapted to be a separate media room, but easily converts back should the need arise. Discretely positioned at the rear of the home, the large master bedroom includes a renovated ensuite and direct access outside with a Northerly aspect. All additional bedrooms have ample storage space options for the whole family. The home is serviced by an updated bathroom and separate WC to enhance every day functionality. Double brick, double glazed and well insulated, year round comfort is assured.

A generous timber deck spans the Northerly length of the home, and overlooks the established rear gardens. Oversized garaging plus workshop space underneath tick the final requirements of a high quality home. Amongst just a handful of neighbours and within metres of Red Hill Nature Reserve discover your next family home here.

### Property Features Include:

- Light filled open plan living, dining and kitchen
- Views of the mountains from the lounge room
- Modern kitchen fitted with electric oven, stove & dishwasher
- Master bedroom with private ensuite
- Three generous additional bedrooms
- Separate powder room with a full sized bathroom
- Entertaining deck perfect to relax or host a gathering protected by shady trees
- Backyard has plenty of room to play and grow your own produce with established gardens already in place
- Northerly aspect to the rear of the home
- Predominantly double-glazed windows
- Gas heating
- Built in 1965 with major renovations undertaken in 2018
- EER: 5.5
- Block: 887sqm
- Living: 173.40sqm
- Garage: 42sqm
- Rates: \$6,030.92pa
- Land Tax: \$11,038pa (Investors only)
- UV: \$1,189,000 (2024)

### Close Proximity To:

- Canberra Hospital
- Westfield Woden
- Local convenience store
- Red Hill Nature Reserve & green spaces
- Federal Golf Course
- Hughes Primary School
- Saints Peter and Paul Primary School

- Alfred Deakin High School
- Parliamentary Triangle

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.