



16 Hodgkinson Street, Griffith

Timeless Griffith Charm on an Exceptional 1,086m² Parcel of Land

Perfectly positioned in one of Griffith's most tightly held streets, this enchanting weatherboard home is a rare opportunity to secure a home where timeless character, beautiful gardens and modern family living come together effortlessly on a large parcel of land.

Privately nestled amongst magnificent established landscaping, the home immediately welcomes you with a full-width verandah that sets the tone for the warmth and charm found throughout. Inside, the original cottage has been thoughtfully extended to create generous living spaces while carefully preserving its original appeal.

The elegant formal lounge, complete with an open fireplace, provides a cosy retreat for winter evenings, while the expansive open-plan kitchen has been designed with abundant bench space, extensive storage and seamless connection to the light-filled family room. Soaring timber-lined vaulted ceilings enhance the sense of space, creating an inviting hub for everyday living and entertaining.

The thoughtfully designed floorplan offers excellent family flexibility,

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AUCTION

Sat 22nd Aug @ 12:00PM

VIEW

Sat 8th Aug @ 11:00AM - 11:30AM

AGENTS

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

with a privately positioned master suite overlooking the gardens and featuring a walk-in robe and ensuite. The additional bedrooms, together with a versatile study or fourth bedroom, all include built-in storage and enjoy peaceful leafy outlooks.

Outside, the beautifully landscaped gardens create an idyllic sanctuary rarely found so close to the city. Mature trees, established plantings and expansive lawns provide exceptional privacy while offering plenty of room for children to play, entertaining guests or simply enjoying the tranquillity of this remarkable setting.

Positioned only moments from Manuka Village, Kingston Foreshore, Parliamentary Triangle, Lake Burley Griffin and some of Canberra's finest schools, this is Inner South living at its absolute best, combining lifestyle, convenience and enduring character in one exceptional offering.

Features:

- " Beautifully preserved and extended cottage
- " Approx. 1,086m² parcel in one of Griffith's premier streets
- Four bedrooms
- Segregated primary suite with walk-in robe and ensuite
- Multiple living areas
- Elegant formal lounge with open fireplace
- Spacious open-plan kitchen with generous storage and bench space
- induction cooktop
- Electric oven
- Twin dish drawer dishwashers
- Light-filled family room with stunning timber-lined vaulted ceilings
- Built-in robes to additional bedrooms
- Ducted reverse cycle heating and cooling
- Solar installation with Powerwall battery
- Security system
- Large double carport
- Gorgeous established low maintenance gardens providing year-round colour and privacy
- Close to Manuka Village, Kingston Foreshore, Lake Burley Griffin and Parliamentary Triangle
- Convenient to Canberra Grammar School and other highly regarded Inner South schools.

Key Figures: (approximations)

EER: 1.5

Rates: \$2,247.25pq

Land Tax (for investors only) \$4,732.00 pq

Internal Living: 165.53 sqm

Block Size: 1086sqm

UV: \$ (2026) \$1,510,000

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.



MORE DETAILS

Property ID	1UV6FMF
Property Type	House
Land Area	1086 m2
EER	1.5
Including	Ducted Cooling Ducted Heating Dishwasher Built-in-Robes

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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