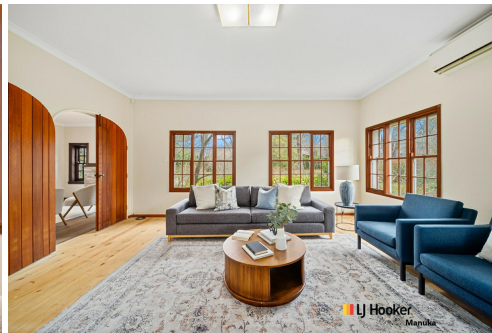
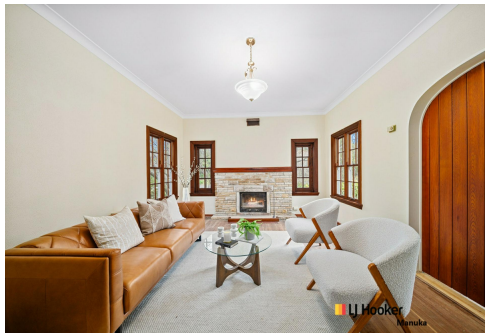




Griffith, 3 Hayes Crescent

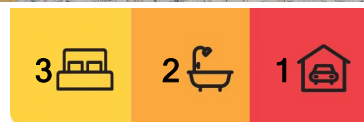
Character filled residence in the heart of Griffith

For the first time ever, an extraordinary opportunity has emerged in the prestigious precinct of Griffith. 3 Hayes Crescent, a beautifully built in 1920s character cottage, has come to market. Whether you're envisioning a modern renovation that respects its historical charm or a complete transformation protecting the heritage to create your dream home, this property's potential is truly boundless.

This exclusive residence boasts a thoughtfully designed layout featuring three generous bedrooms, with a built-in-robe in the main bedroom, two well-appointed bathrooms, a character filled lounge room featuring original ornate fireplace and hardwood floors and a large family room with ample space to accommodate and adapt to your family's needs.

The spacious kitchen with breakfast bar overlooks a vast rear garden, while the adjacent dining area and spacious family room invite you to relax and entertain in style. This superb home makes for easy living.

Convenience is the key with a separate laundry room, ensuring household chores are easily managed. Outside, the expansive backyard garden is a haven for outdoor activities,



For Sale
By Negotiation

View
ljhooker.com.au/1TKZFMF

Contact
Stephen Thompson
0418 626 254
stephen.thompson@ljhmanuka.com.au

EER ★★★★★



LJ Hooker Manuka
(02) 6239 5551

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gardening, and family gatherings. Located in a peaceful tranquil setting, this home provides a serene living environment just few steps from Bass Gardens parkland and Red Hill Nature Reserve.

This home offers easy access to the vibrant Manuka Village, and just moments away from top-rated schools including Canberra Grammar School.

With its blend of historic charm, this exclusive residence offers a rare opportunity to own a piece of Canberra's architectural heritage in a prime, centrally located setting.

Key Features:

- *3 bedrooms, 2 bathrooms, 1 garage
- *Beautifully preserved historic details throughout
- *Expansive backyard oasis with established gardens
- *Enormous potential for further enhancement
- *Situated in the sought-after Blandfordia 5.
- *2 minutes' walk to Manuka Village and Canberra Grammer School
- *5-minute drive to parliamentary triangle
- *10-minute drive to Woden shopping and the CBD

Disclaimer: All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own inquiries and satisfy themselves in all respects.

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 About this Property

Property ID	1TKZFMF
Property Type	House
House Size	156.06 m²
Land Area	1375 m²
EER	1
Including	Floorboards

Stephen Thompson 0418 626 254
Proprietor and Property Consultant | stephen.thompson@ljhmanuka.com.au

LJ Hooker Manuka (02) 6239 5551
20 Bougainville Street, MANUKA ACT 2603
manuka.ljhooker.com.au | manuka@ljhmanuka.com.au



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3 Hayes Crescent, Griffith

Approx. total area: 134m²  N

Disclaimer: Plans are indicative only and should be checked by the prospective purchaser.
Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.
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aperture
by LJ Hooker