



2/22 Hodgkinson Street, Griffith

Character Cottage, Thoughtfully Improved in Prime Location

Combining timeless cottage charm with a well sought after location, this beautifully presented Griffith home offers an inviting opportunity for buyers seeking comfort, character and convenience.

Inside, the home is comfortable and uncomplicated, retaining much of its original character while offering a number of practical improvements that make everyday living easy. Polished timber floors bring warmth to the living area, while large windows draw in plenty of natural light and provide a lovely outlook across the established garden.

The kitchen is practical and well positioned, with generous bench space, ample storage and updated appliances, while the adjoining areas provide an easy connection through the home, as well as easy access to the courtyard.

Accompanied by three well-proportioned bedrooms, with two including built in robes, the home offers a seamless and productive layout. The bathroom is neat and functional, with updated tiling and a new framed shower screen.

3 1 2

FOR SALE
\$1,259,000 - \$1,359,000

VIEW
Sat 26th Sep @ 1:45PM - 2:15PM

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

AGENCY
LJ Hooker Manuka
(02) 6239 5551

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LJ Hooker

There is a genuine sense of comfort throughout, with ducted gas heating providing warmth in winter and a split system in the living area for summer. Fresh internal paint adds to the home's clean and tidy presentation without taking away from its older character.

Outside is where much of the home's charm can be appreciated. The timber front deck creates a relaxed place to sit and enjoy the garden, while established hedging, mature trees and cottage-style planting give the property a sense of privacy and permanence.

2/22 Hodgkinson Street presents an appealing blend of charm, comfort and peace of mind in one of Griffith's established residential settings. Positioned in the heart of Griffith, Hodgkinson Street also offers an enviable Inner South lifestyle just moments from Manuka and Kingston Village, with tree-lined surrounds, quality homes, and easy access to Lake Burley Griffin, leading schools, and Canberra's premier dining and retail precincts.

Features and Upgrades:

- Comprehensive stormwater system replacement
- Updated bathroom with new framed shower screen and retiling
- Ducted gas heating system upgraded
- Floorboards throughout
- Fireplace
- Built in wardrobes
- Separate WC
- Coat closet
- Internal laundry
- Kitchen overlooking back courtyard
- Picturesque front terrace and deck
- Laundry refreshed with new tiling
- Kitchen flooring replaced for a modern finish
- Hot water system replaced
- Side fencing fully replaced
- Carport fully concreted with extended driveway and cobblestone edging
- Full exterior repairs completed and home repainted
- Established garden surrounded by hedging
- New guttering and gutter guard system installed
- Roof upgraded to durable Colourbond
- Front timber deck recently sanded and re-oiled
- Split system installed in living area for efficient cooling
- Interior repainted, presenting fresh and move-in ready
- Dishwasher replaced
- NBN connection

Key Figures: (approximations)

EER: 1

Rates: \$1,381.47pq

Land Tax (for investors): \$2,905.77pq

Residence: 103.67sqm

Carports: 33 sqm

UV: \$949,2000

Disclaimer:

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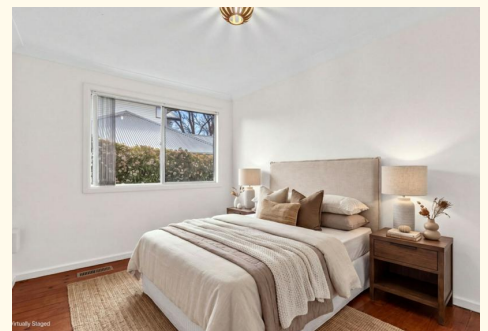


MORE DETAILS

Property ID	1UX6FMF
Property Type	House
Land Area	442 m2
EER	1
Including	Air Conditioning Ducted Heating Courtyard Deck Dishwasher Floorboards Built-in-Robes

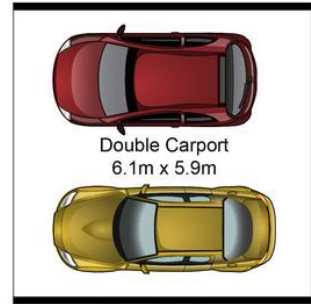
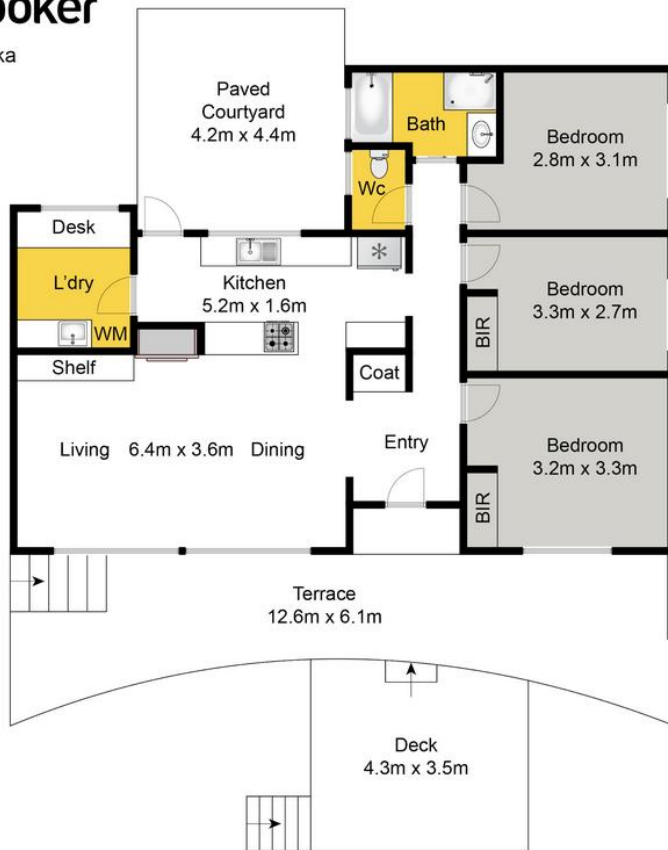
Stephen Thompson 0418 626 254
Proprietor and Property Consultant |
stephen.thompson@ljhmanuka.com.au

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





Manuka



(Not In Position)



Whilst bwrn.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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