



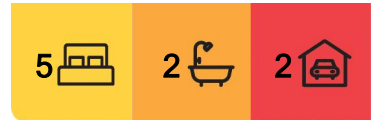
Gungahlin, 56 Hollingsworth Street

A Home with Heart, History & A Touch of Whimsy

Stepping inside 56 Hollingsworth Street, you will feel it instantly home with stories to tell. For 23 years, this house has been more than just bricks and a pretty garden; it has been the backdrop for family breakfasts in the dining room, lazy Sunday afternoons in the garden, and laughter echoing through the kitchen.

The sellers have taken such care with the home, even updating the carpets, that you don't have to worry about a thing.

Back when this home first became part of the family, Gungahlin was just beginning to grow into the vibrant community it is today. The once-quiet streets now hum with life, with cafés, shops, and the tram connecting the suburb to the heart of Canberra. Yet, despite all the change, this home remains a peaceful retreat, a place where warmth and character shine through every room.



For Sale
\$1,050,000+

View
ljhooker.com.au/35AJGCY

Contact
Bri Williams
0408 787 896
bri.williams@ljhooker.com.au



Disclaimer: 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.

EER ★★★★★

LJ Hooker Gungahlin
(02) 6213 3999

The updated kitchen and bathrooms bring modern comfort into a 2002 build, but the charm of the home is the cozy corners, the inviting living spaces, and the garden that bursts into colour with the seasons. The breakfast nook and the sun-drenched lounge room are the kind of spots that turn into favourites-where morning coffees stretch just a little longer and where conversations flow as easily as the sunlight through the window.

If you're looking for a home that blends personality with practicality, history with modern touches, and space with coziness, 56 Hollingsworth Street is ready for its next chapter.

Key Features:

- Five spacious bedrooms - room for the whole family or a home office
- Main Bedroom at the back - With large walk-in robe and ensuite
- New modern bathrooms - floor-to-ceiling tiles, updated bath and basins
- New Carpets throughout the whole home
- Wooden-style planks in the main areas
- Ducted Electric Heating and Cooling
- Gourmet kitchen - Large and functional kitchen with induction cooktop
- Breakfast room - the perfect spot to start your day
- Formal Lounge - For sunny afternoons
- Dining Room - For family dinners in a separate zone
- Large Living room - For the everyday life moments
- Lush garden retreat - both the front and back of the house boast beautiful garden along with the shed
- Outdoor entertainment all year round.
- Quiet home - the insulation of the homes makes it as quiet as a mouse when you're inside, you can't hear a peep.
- Double garage - secure parking with extra storage space
- Along a quiet street - Away from the hustle and bustle of the CBD, but within a lovely afternoon walk to Yerrabi Pond.
- Prime Gungahlin location - easy access to shops, cafés, and transport

Numbers:

- Rates: \$3,303.70 per yr approx.
- Land Tax: \$6,173.20 per yr approx.
- Year Built: 2002
- Block size: 653 sqm
- Living Size: 205 sqm

Come and see for yourself why this home has been cherished for 23 years because once you step inside, you might never want to leave.



LJ Hooker Gungahlin
(02) 6213 3999

Disclaimer: 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.

More About this Property

Property ID	35AJGCY
Property Type	House
House Size	205 m2
Land Area	653 m2
EER	4.5
Including	Study Ducted Cooling Ducted Heating New Carpet Hybrid Flooring Tile

Bri Williams 0408 787 896

Licensed Agent & Auctioneer | bri.williams@ljhooker.com.au

LJ Hooker Gungahlin (02) 6213 3999

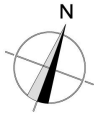
Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street, GUNGAHLIN ACT 2912

gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au



Disclaimer: 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 Gungahlin
(02) 6213 3999**



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

56 Hollingsworth Street, Gungahlin

Produced by DIAKRIT