



11 Gilruth Street, Hackett

## Leafy Living with Limitless Potential

Positioned in a quiet, tree-lined pocket of Hackett, 11 Gilruth Street presents an exciting opportunity to secure a foothold in one of the Inner North's most tightly held and community-minded suburbs. Whether you're looking to move straight in, renovate, or reimagine entirely, this is a property where the future is yours to define.

Welcomed by a covered front porch, the home opens into a generous living area complete with a gas heater and ceiling fan, offering comfort and space for everyday living. The adjoining kitchen provides ample storage, gas cooking and seamlessly connects to the dining area while overlooking the rear yard, a perfect vantage point for watching kids play.

The practical floorplan includes three bedrooms, two with built-in robes, a centrally located bathroom with a separate toilet for added family convenience, and a dedicated laundry with external access.

Step outside and you'll find a generous backyard framed by lush green lawns, offering plenty of space to enjoy now while holding incredible potential for the future. Extend, landscape, or start again - the block provides the flexibility to bring your vision to life.

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### AUCTION

Wed 8th Apr @ 6:00PM

### VIEW

Sat 21st Mar @ 10:15AM - 10:45AM

### AGENTS

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### AGENCY

LJ Hooker Dickson

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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**

What truly sets this property apart is its location. Hackett is renowned for its strong sense of community, leafy surrounds, and proximity to nature. Enjoy weekends exploring nearby walking trails on Mount Majura, or take advantage of the local shops, schools, and easy access into the City and surrounding Inner North hubs.

Opportunities like this are increasingly rare. This is a home with solid foundations, a great block, and endless potential, all in a location that continues to grow in popularity. Whether you're a first home buyer, renovator, or investor, 11 Gilruth Street is your chance to create something truly special.

At a glance:

- Three-bedroom home, two with built-in robes
- Central bathroom with separate toilet for family convenience
- Spacious living area with gas heater and ceiling fan
- Functional kitchen with gas cooking and ample storage
- Seamless connection between kitchen and dining area
- Separate laundry with external access
- Covered front porch creating a welcoming entry
- Generous backyard with lush, established lawn
- Scope to reimagine or create your dream home
- Strong sense of community in a highly sought-after location
- Easy access to Mount Majura walking trails
- In the catchment for Hackett Primary School, Campbell High School and Dickson College
- Close proximity to Rosary Primary School and Daramalan College
- Within a 7-minute walk to the Hackett Shops
- Within a 5-minute drive to the Dickson Town Centre
- Within a 10-minute drive to the Canberra CBD

## MORE DETAILS

Property ID	1HKN5HF92
Property Type	House
House Size	94 m <sup>2</sup>
Land Area	765 m <sup>2</sup>

**Stephen Bunday 0416 014 431**

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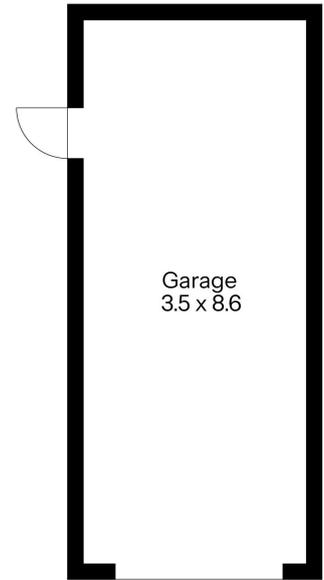
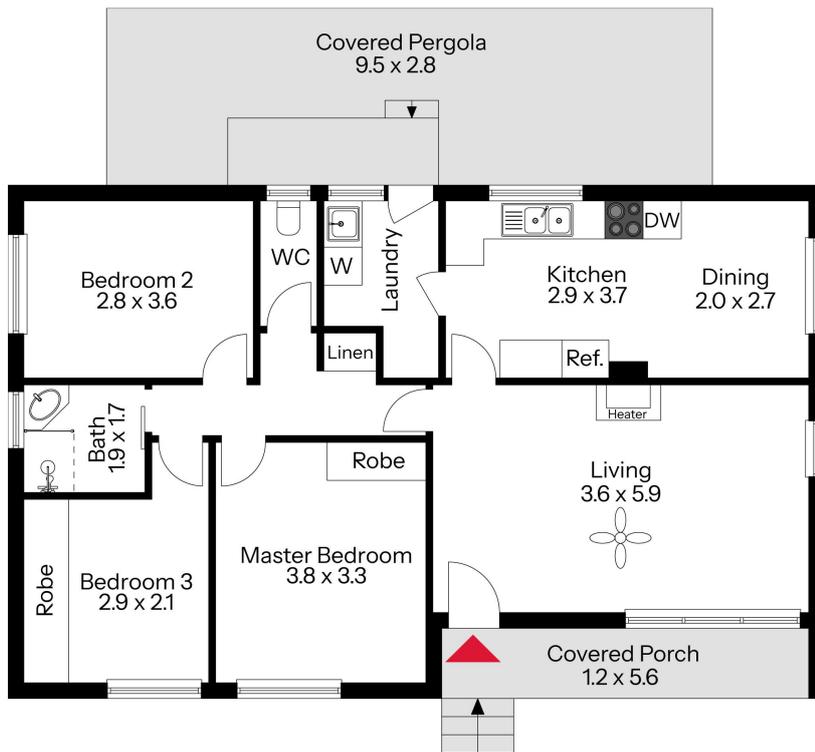
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(Not In Position)

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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