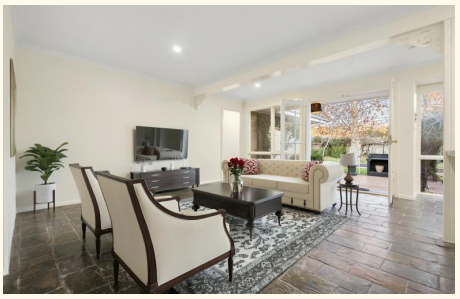

13 Prell Place, Hackett

Room to Live, Space to Grow

Auction Location: LJ Hooker Canberra City - 182 City Walk, Canberra

Finding enough space for a growing family is one thing. Finding a home where everyone can genuinely enjoy their own space is something else entirely.

Set on an extraordinary block of nearly 1,400sqm in one of Hackett's quietest cul-de-sacs, 13 Prell Place offers a level of flexibility that is becoming increasingly difficult to find. A substantial family home, an exceptional self-contained flat and gardens that still feel remarkably generous despite it all.

The main residence has been thoughtfully designed around family living. Multiple living areas, including separate lounge, dining and family rooms, provide plenty of opportunities for everyone to spread out, while large windows flood each space with natural light. The bay window in the family room is a particular highlight, overlooking the gardens and creating a beautiful place to sit throughout the day.

The floorplan is equally well considered. The spacious main bedroom enjoys its own walk-in wardrobe and updated ensuite, thoughtfully positioned away from the remaining bedrooms to create a genuine parents' retreat. On the opposite side of the home you'll find three

5 3 4

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Interested parties must rely solely on their own enquiries.

LJ Hooker

further bedrooms, a beautifully renovated main bathroom, an updated laundry and a separate study, giving growing families the flexibility of four bedrooms plus a dedicated home office within the main residence alone.

At the heart of the home sits the open plan kitchen and living area, where everyday life naturally comes together. Looking out across the established gardens and swimming pool, it's a space equally suited to busy weekday mornings and relaxed weekends with family and friends.

Then there's the flat.

Far more than simply additional accommodation, this is one of the most impressive secondary residences you'll find. Complete with its own entrance, secure private yard and an exceptional sense of independence, it feels much more like a second home than an extension of the first. Whether you're accommodating extended family, older children, long-term guests or simply looking for additional flexibility, it's a setup that's rarely available.

The remarkable size of the block is what makes it all possible. Even with a fully self-contained flat enjoying its own outdoor space, the main residence is still left with a backyard larger than many family homes can offer.

Location has always been one of Hackett's greatest strengths, and Prell Place showcases exactly why. Quiet, established and surrounded by quality homes, you're only a short walk from the local shops, nearby playgrounds and the highly regarded Blue Gum School, while the walking trails of Mount Majura Nature Reserve are only moments away. Four garage and carport spaces mean there's plenty of room for the cars, although with so much within walking distance, you may find yourself leaving them at home more often than not.

Homes offering this level of flexibility, independence and land size are exceptionally rare. For families looking not just for more space, but for a better way to live together, 13 Prell Place is one that deserves your attention.

MORE DETAILS

Property ID	1HKNH9F92
Property Type	House
Land Area	1397 m2
EER	2.5

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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.

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