



28 Gilbert Street, Hackett

Your Foothold in Hackett

Why is Hackett so popular?

Perhaps it's the leafy streets, the village-like feel, the proximity to nature, or the remarkable convenience of being this close to the city while still feeling a world away from it. At 28 Gilbert Street, you get to experience it all, along with a rare opportunity to secure your own foothold in this tightly held part of Canberra.

Occupying a superb position on a quiet loop street, this classic Inner North home sits on more than 800m² of land, within easy walking distance of everything that makes Hackett such a special place to live.

There is an unmistakable 1960s character to the home, but important updates have already been taken care of. The renovated kitchen is fresh, practical and beautifully presented, while landscaped gardens surround the home and create a wonderful sense of privacy and greenery.

Then there's the covered wraparound deck. A fantastic extension of the living space, and somewhere you can easily imagine long lunches, evening drinks, or simply finding a quiet spot to sit outside and enjoy the garden.

3 1 3

FOR SALE

\$1,049,000+

VIEW

Sat 3rd Oct @ 11:30AM - 12:00PM

AGENTS

Nic Salter-Harding
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AGENCY

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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.



This is a home you can comfortably move into and enjoy from day one, without removing the opportunity to make it your own and add further value over time.

And then there's the location. Gilbert Street carries virtually no through traffic. Unless you live here or are visiting someone who does, there's no reason to drive down it. The result is a wonderfully quiet and secluded setting, while still having so much within easy reach.

There is a playground just around the corner, the Hackett shops are an easy walk from home, and Mt Majura Nature Reserve puts kilometres of beautiful walking and riding trails virtually on your doorstep. Blue Gum Community School and the Australian Catholic University are also nearby.

Beyond Hackett, you're only moments from the Dickson Town Centre, with easy access into Canberra City and a nearby light rail connection giving you another simple option for getting around without the car.

It's easy to understand why Hackett remains one of Canberra's most sought-after suburbs, and opportunities to enter the market here on a block of this size are increasingly difficult to find.

If you can see 28 Gilbert Street fitting into your life, come along to our next open home or call me to arrange your private inspection.

What's on offer

- Classic 1960s Inner North home
- " Superb position in a quiet loop street
- " More than 800m² of land
- Tastefully renovated kitchen
- Beautifully landscaped gardens
- Covered wraparound entertaining deck
- Move-in ready with further scope to renovate, extend or add value
- Peaceful setting with very little through traffic
- Excellent opportunity to secure a foothold in tightly held Hackett

What's nearby

- Harris Street Playground
- Hackett local shops
- Mt Majura Nature Reserve and walking trails
- Blue Gum Community School
- Australian Catholic University
- Dickson Town Centre
- Light rail connections
- Easy access to Canberra City

Approx. Rates: \$5,230 p.a.

Approx. Land Tax (if rented): \$10,897 p.a.

UV: \$906,000

EER



MORE DETAILS

Property ID 1HKNK3F92
Property Type House
Land Area 809 m2

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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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