



## Hackett, 4 Stott Street

A lovely family home.

Nestled in the peaceful bushland setting of Hackett, this delightful three-bedroom home offers the perfect balance of comfort, style, and connection to nature. With convenient access to schools, shops, and a warm, welcoming community, this is a rare opportunity to secure a home in one of Canberra's most desirable suburbs.

From the moment you step inside, you're welcomed by a spacious living room bathed in natural light, thanks to large north-facing windows that beautifully frame the established gardens. The polished wooden floors throughout the home add warmth and character, complementing the stylishly renovated kitchen and bathroom.

The kitchen is open to the dining, featuring induction cooking, a dishwasher, and ample storage. I love the timber windows that look out from the kitchen-a lovely touch that enhances the connection to the garden. Flowing seamlessly into the open dining area, it creates the perfect space for family meals, lively conversations, or long board game nights.



**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.

3

1

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**For Sale**  
\$1,225,000+

**View**  
[ljhooker.com.au/2CWUFHK](https://ljhooker.com.au/2CWUFHK)

**Contact**  
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**EER** ★★★★★

**LJ Hooker Canberra City**  
(02) 6249 7700

Each of the three generously sized bedrooms enjoys tranquil garden views and is equipped with built-in robes, ceiling fans, and ducted heating and cooling for year-round comfort.

The current owners have thoughtfully extended the rear deck, creating additional space to relax and entertain. The rear deck seamlessly integrates with the gardens, offering a fantastic spot for BBQs and alfresco dining under the undercover pergola.

The beautifully nurtured native garden is a haven for birdlife, attracting a variety of species throughout the seasons. There is a lovely space for a hang out space, privately nestled between the trees. Hidden gems throughout the outdoor space make it fun for children, with ample room for play, garden adventures, and secret hideaways.

Whether you're drawn to the tranquil bushland surrounds, the vibrant community spirit, or the convenience of nearby amenities such as the Blue Gum Primary school just a short stroll up the road. this charming home in Hackett is one not to be missed.

Internal: 105 m2

Block: 709 m2

EER: 4 Stars

#### Features:

3 bedrooms with built in robes and ceiling fans

Large main bathroom with shower over bath with waterfall shower head.

1 car garage

Separate Laundry

Light-filled home with a warm, inviting atmosphere

Stylishly renovated kitchen and bathroom

Northerly aspect in the living room and front bedrooms

Ducted heating and cooling for year-round comfort

Reverse-cycle air conditioning in the living room

Beautiful timber flooring throughout

Energy-efficient solar hot water system

5,000-litre rainwater tank for sustainable living

Shaded outdoor pergola, perfect for relaxing or entertaining

Hardwood front and rear decks blending seamlessly with the garden

Established native garden attracting birdlife

Thriving vegetable patch and an array of established fruit trees, including

Mature kiwi vines providing seasonal produce

Short stroll to the Hackett playing fields

Minutes from Hackett and Dickson's lively shopping and dining precincts

Easy access to Mt Ainslie and Mt Majura nature reserves for bushwalking and cycling

Conveniently located near public transport, including school and city bus routes

Close to well-regarded schools, including local primary schools, Dickson College, and ACU

Quick and easy bike ride to the city centre and ANU

Rates: \$4,450 per annum

Land Tax: \$8,113 per annum



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## More About this Property

Property ID	2CWUFHK
Property Type	House
House Size	105 m2
Land Area	709 m2
EER	4

**Andrew Grenfell 0424 858 529**

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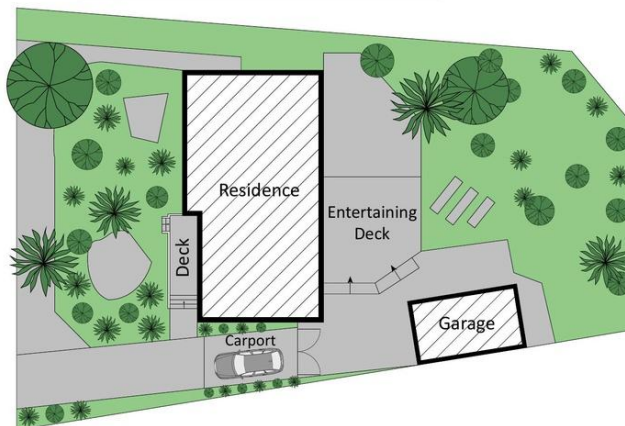
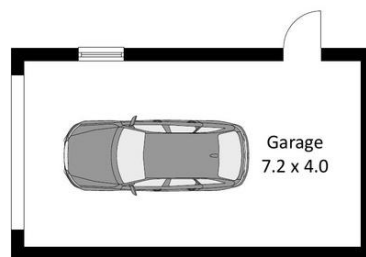
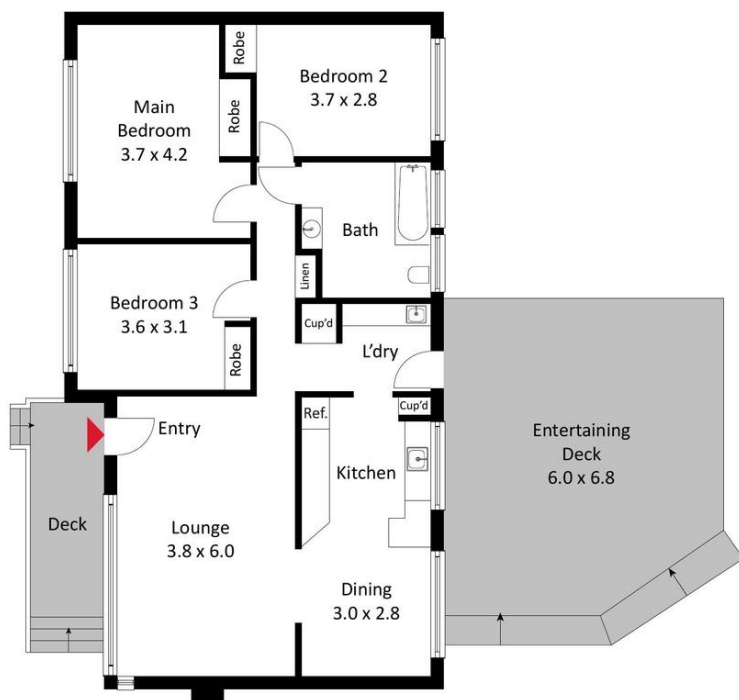
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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