



## Hackett, 118 Grayson Street

Welcome Home To Grayson Street!

Auction Location: Onsite

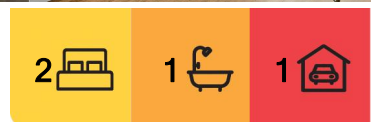
The Grayson Street townhouses are instantly recognisable in the inner north landscape with their architecture, location and potential for renovation making them part of the most tightly held and highly sought townhouse complexes in the inner north.

The renovation has already been taken care of at townhouse 118 and it also enjoys one of the best spots in the complex with direct parkland access and the foothills of Mount Majura just across the road adding extra peace, quiet, tranquillity and privacy.

Beautifully and tastefully presented, this delightful property will make you feel at home from the minute you walk in and you'll love the open plan kitchen, living and dining areas that enjoy northern sun streaming in from a stunning feature window all of which make it ready to move straight into and call home for many years to come.



**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.



**For Sale**  
Auction

**View**  
[ljhooker.com.au/1DXHJHF92](http://ljhooker.com.au/1DXHJHF92)

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EER ★★☆☆☆☆

**LJ Hooker Dickson**  
(02) 6257 2111

The kitchen is a chefs delight with stainless steel AEG appliances including combi-oven, induction cooktop, integrated dishwasher and soft close drawers and even your own blackboard (all the way from the Science Room at Castle Hill High School!) where inspiration, recipes and ideas will come to life!

The king size bedrooms are on the second floor and both are complete with walk-in robes and the most pleasant of outlooks. A large laundry and downstairs powder room complete the liveability of this stunning home.

Other features for your enjoyment include reverse-cycle, split system air conditioning, updated bathroom, LED lighting throughout, acoustic ceiling insulation, as well as full electrical re-wiring throughout.

The large backyard really does complete the homely feel and you will love the space it adds as well the addition of a spotted gum hardwood deck to sit back, relax and enjoy a cuppa or glass of wine on!

Perfectly located: you're just a short walk to a great choice of local schools, fabulous local shops, cafes, ovals, the Australian Catholic University, parkland and public transport and an easy drive to the CBD. If you're a fan of walking trails and mountain bike riding, you'll love having Mount Majura and Mount Ainslie only minutes away.

Features:

Two-bedroom north facing townhouse at the back of the complex

Direct access to parkland

Beautifully renovated in as-new condition

Combined open plan living and dining out to deck & backyard

Kitchen with great storage, dishwasher and blackboard

King size bedrooms

Walk-in robes to both bedrooms

LED downlights and full electrical re-wiring

Split-system reverse cycle air conditioning

Fabulous hardwood deck overlooking the backyard

Single garage with backyard access

Walk to local shops, schools, Dickson College and the Australian Catholic University

Minutes to the CBD

Low maintenance established gardens



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## More About this Property

<b>Property ID</b>	1DXHJHF92
<b>Property Type</b>	Townhouse
<b>House Size</b>	112 m <sup>2</sup>
<b>Land Area</b>	128 m <sup>2</sup>
<b>EER</b>	2

**Andrew Browne 0403 169 259**

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Ground Floor



First Floor

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.

118 Grayson Street, Hackett

Produced by DIAKRIT