






54 Grayson Street, Hackett

## Stunning Grayson Street Townhouse!

The Grayson Street townhouses are instantly recognisable in the Canberra landscape with their architecture and quiet, peaceful and tranquil location, making them one of the most tightly held and highly sought townhouse complexes in the inner north.

Single-level townhouses are particularly sought - especially in the inner north - and this impeccably presented property will make you feel at home from the minute you walk in. The loungeroom with full-height north-facing windows is bathed in warming sun and the open plan kitchen and dining room and luxurious walkthrough wardrobe and ensuite all make it ready to move straight into and enjoy calling home for many years to come.

There's a lot to love about 54 Grayson Street - the full-length, north-facing private courtyard is accessible from the dining room, loungeroom and all three bedrooms. This townhouse is a wonderful private sanctuary and the perfect spot to relax and enjoy the bush capital. It has direct parkland access, and the foothills of Mount Majura are just across the road, adding to the charm of this delightful property.

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**FOR SALE**  
AUCTION

### AGENTS

Andrew Browne  
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### AGENCY

LJ Hooker Dickson  
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Two of the three bedrooms have built-in robes and the liveability of the property is completed with a separate laundry, reverse-cycle, split-system air conditioning, ducted gas heating, LED lighting, Magnetite windows, and upgraded insulation, while another courtyard provides access to the double garage.

It is perfectly located. You're just a short walk to a great choice of local schools, fabulous shops, cafés, 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.

This is the perfect opportunity for you to make this coveted address your own, so call Andrew on 0403 169 259 or come along to the next open home.

Features:

Three-bedroom single-level townhouse.

Two bedrooms with built-in robes.

Polished floorboards.

Main bedroom with walkthrough robe and ensuite.

Large north-facing loungeroom with courtyard access.

LED lights.

Magnetite windows.

Showerdome shower top in the ensuite.

Split-system reverse-cycle air-conditioning, plus ducted gas heating.

Gas cooktop/electric oven.

Two private courtyards.

Upgraded insulation.

Double garage with courtyard access.

Two solar arrays.

Walk to Blue Gum Community School, Dickson College and the Australian Catholic University.

Walk to Hackett shops, Mount Majura and Mount Ainslie Nature Reserves and Hackett Oval.



## MORE DETAILS

Property ID	1HKMSPF92
Property Type	Townhouse
Land Area	339 m2
EER	3.5

**Andrew Browne 0403 169 259**

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