



## Hawker, 10 Erldunda Circuit

Welcome Home!!

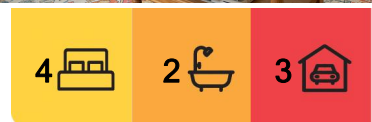
Situated in highly sought after Hawker, on a 932sqm block, this home boasts freshly painted interiors and new flooring throughout, giving it a modern and welcoming feel.

Whether you're relaxing in one of the two spacious living areas, cooking in the well-appointed kitchen, or enjoying the outdoors, every corner of this property has been designed with both functionality and style in mind. The master suite features a private ensuite for added comfort, while the remaining bedrooms are generously sized, each with built-in robes to cater to all your storage needs.

Step outside and discover a lifestyle of relaxation and entertainment. The inground pool is the perfect place to unwind, while the stylish cabana offers a private retreat complete with new A/C and an additional bathroom for convenience. This home also includes a double garage with internal access and a carport for a third vehicle, ensuring ample parking space for the whole family.



**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/HNWD2F8H](http://ljhooker.com.au/HNWD2F8H)

**Contact**  
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**EER** ★★★★★

**LJ Hooker Belconnen**  
(02) 6251 1477

The property's prime location means you're within walking distance to Hawker Primary School, Belconnen High, and Hawker College-ideal for families with school-aged children. You'll also enjoy easy access to the Hawker shops for your daily needs, and Belconnen Town Centre is just a short drive away, offering a wide range of shopping, dining, and entertainment options.

**Key Features:**

- \* 4 spacious bedrooms with built-in robes, providing plenty of storage space.
- \* Master bedroom with a private ensuite for your convenience.
- \* Two generous living areas - perfect for family gatherings and entertaining guests.
- \* Spacious kitchen with new oven and plenty of storage.
- \* Double garage with internal access, plus a carport for a third car.
- \* Relax and unwind in the inground pool and enjoy the added bonus of a cabana with a new A/C and bathroom - perfect for year-round enjoyment.

**Location, Location, Location:**

- \* Walking distance to Hawker Primary School, Belconnen High, and Hawker College - ideal for families with school-aged children.
- \* Easy access to Hawker shops for everyday conveniences.
- \* Just a short drive to Belconnen Town Centre, with shopping, dining, and entertainment options.
- \* This home offers an exceptional lifestyle in a sought-after area, combining comfort, space, and convenience.

- \* Land Size: 932sqm
- \* Living Size: 159sqm
- \* Rates: \$3,500 p.a.
- \* Land Tax: \$6,101 p.a. (investors only)
- \* CUV: \$630,000
- \* nbn availability: nbn Fibre to the Node (FTTN)

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**LJ Hooker Belconnen**  
**(02) 6251 1477**

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## More About this Property

<b>Property ID</b>	HNWD2F8H
<b>Property Type</b>	House
<b>House Size</b>	159 m <sup>2</sup>
<b>Land Area</b>	932 m <sup>2</sup>
<b>EER</b>	3

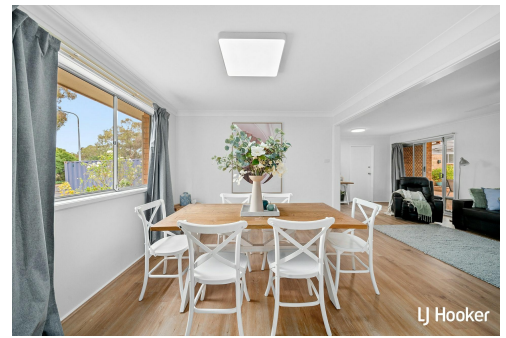
**Kathy Komar 0455 891 351**

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**LJ Hooker Belconnen (02) 6251 1477**

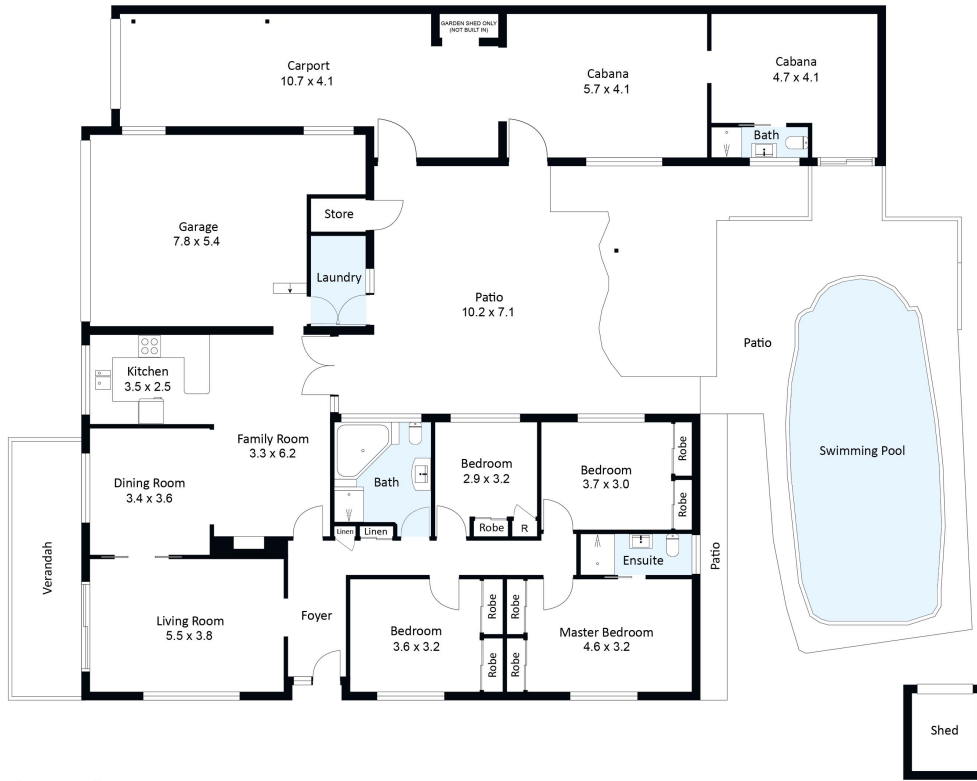
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## 10 Erldunda Circuit, Hawker

*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*

**aperture**