



## Holder, 52 Pearson Street

### Family Friendly Gem in a Prime location with Beautiful Gardens

Welcome to 52 Pearson Street, an exceptional property offering immense potential on a spacious block. It is perfectly positioned near the top of the hill to capture sweeping views across the valley toward Black Mountain.

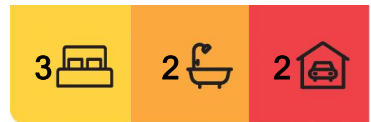
Located in one of Canberra's most sought-after neighborhoods, this well-established, family-friendly home, features mature vegetation that provides excellent shade in summer, attracts local birdlife, and ensures privacy and a tranquil atmosphere.

This home features a generous kitchen with ample storage, quality appliances, that flows seamlessly into the dining room and through to the living area. From here, step out onto the beautiful deck, where you'll enjoy stunning views, perfect for relaxing or entertaining.

With three spacious bedrooms, master with an ensuite all complete with built-in robes and ceiling fans. The layout offers functionality and comfort, with three separate living areas,



**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/HVHH5W](http://ljhooker.com.au/HVHH5W)

**Contact**  
**Pauline Jenkins**  
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[pauline.jenkins@ljhwodenweston.com.au](mailto:pauline.jenkins@ljhwodenweston.com.au)

EER ★★☆☆☆☆

**LJ Hooker Woden | Weston**  
**(02) 6288 8888**

making it ideal for families or those seeking room to grow.

The generous block size provides endless possibilities for future development, whether extending the existing home or redeveloping to suit your needs. The current home is bursting with potential, offering an excellent opportunity for buyers to renovate or tailor it to suit their unique needs and preferences, or just simply move in and enjoy.

Convenience is key, with Cooleman Court, the Weston Club, cafes, restaurants, and fitness centres, all within walking distance. Schools, childcare, and public transport are easily accessible, and major roads connect you to Civic, Woden, Tuggeranong, and the Parliamentary Triangle. Outdoor enthusiasts will appreciate nearby Stromlo Forest Park for cycling and mountain biking, as well as the Stromlo Leisure Centre with its modern swimming pool.

#### Key Features:

- 3 spacious bedrooms, including a master with ensuite, all with built-in robes
- Generous kitchen with ample storage
- Quality appliances
- Ceiling fans in the main living areas and all bedrooms
- Gas/Electric cooktop
- Split system heating and cooling for year-round comfort
- Single garage with extensive storage room, offering the potential to convert into a double garage
- Versatile study/dining area with stunning views, easily convertible to a fourth bedroom
- Two large living areas on opposite sides of the home, capturing sunlight and warmth during cooler months
- Spacious outdoor deck with breathtaking views, perfect for entertaining or relaxing
- Expansive roof with excellent solar access, ideal for solar panel installation
- Electric shutter blinds in living areas

This rare offering combines a prime location, stunning views, and significant potential for customisation or redevelopment. Don't miss your chance to secure this exceptional opportunity in Weston Creek - contact Pauline Jenkins on 0410 401 902 to arrange an inspection

Land size: 895m<sup>2</sup>

Internal Living: 167.73m<sup>2</sup> + Garage and MPR 40m<sup>2</sup> (approx.)

Unimproved Value: \$665,000 (2024)

Rates: \$3,603 p.a (approx.)

Land Tax: \$6,927 p.a (approx.)

Construction: 1972

EER: 1.5 Stars



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## More About this Property

<b>Property ID</b>	HVHH5W
<b>Property Type</b>	House
<b>House Size</b>	207 m2
<b>Land Area</b>	895 m2
<b>EER</b>	1.5
<b>Including</b>	Study Air Conditioning Balcony Dishwasher Built-in-Robes Fully Fenced

**Pauline Jenkins 0410 401 902**

Licensed Agent ACT/NSW | pauline.jenkins@ljhwodenweston.com.au

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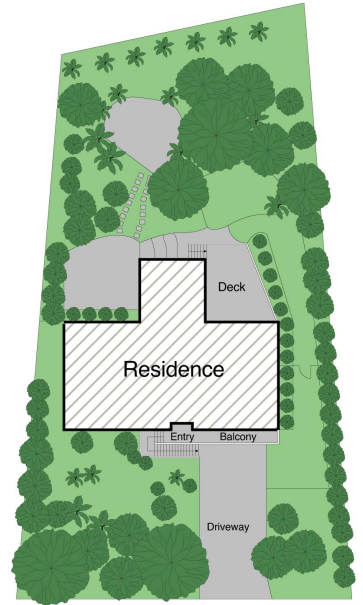
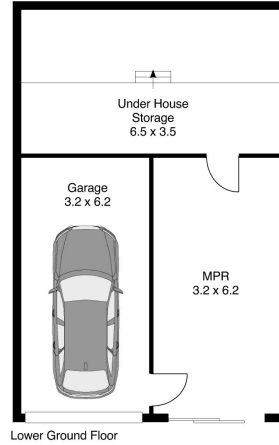
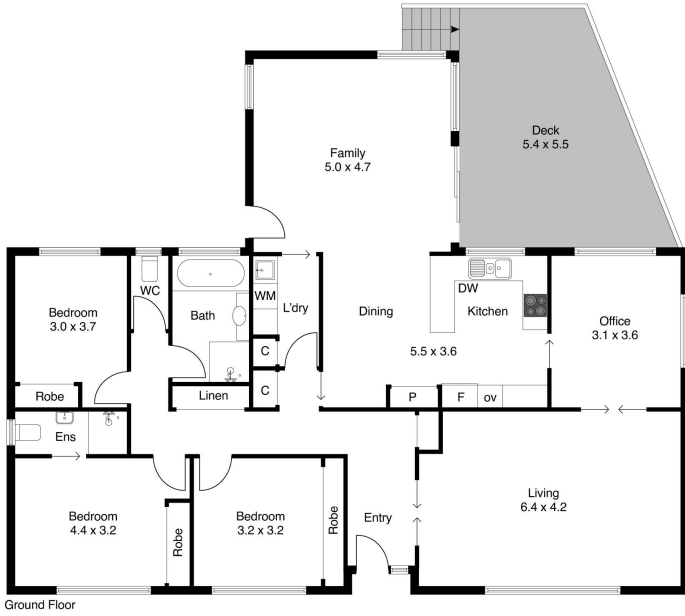
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The site plan and area not to scale; measurements are indicative and in metres. Bushed and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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