







3 Coxen Street, Hughes

Central, Low Maintenance Lifestyle

Canberra is famous for its leafy streets, open green spaces and relaxed lifestyle. Few homes capture that combination quite as well as 3 Coxen Street, Hughes.

Positioned in one of Woden's most established and tightly held suburbs, this stylish three-bedroom duplex offers the perfect balance of low maintenance living, everyday convenience and the opportunity to add your own touches over time.

One of the home's greatest strengths is simply where it sits. Hughes Oval, Hughes Primary School and the Hughes Shops are all just a short stroll from your front door, while the Federal Golf Club and the walking trails of Red Hill Nature Reserve are close enough to become part of your weekly routine. Woden Town Centre is less than five minutes away by car, placing shopping, dining and employment opportunities within easy reach, while excellent road and public transport connections make travelling anywhere in Canberra refreshingly simple.

Inside, polished timber floors create an immediate sense of warmth, flowing through to an updated open plan kitchen that connects

3 1 1

FOR SALE
$850,000+

VIEW
Wed 18th Nov @ 5:00PM - 5:30PM

AGENTS
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Interested parties must rely solely on their own enquiries.

effortlessly with the separate lounge and dining areas. A practical ground floor layout also includes a full laundry and powder room, while upstairs you'll find three generous bedrooms, the main bathroom and excellent storage.

The home strikes an appealing balance between thoughtful upgrades and future potential. Much of the hard work has already been completed, allowing you to move straight in and enjoy everything on offer, while still providing scope to further personalise the home and continue adding value over time.

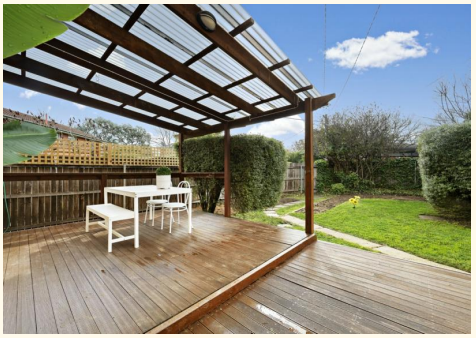
Year round comfort is provided by ducted heating and cooling upstairs, complemented by a split system downstairs. Outside, a covered entertaining deck overlooks a beautifully landscaped, hedge-lined garden, creating a private and peaceful setting that feels far removed from the convenience surrounding it.

If you're looking for an easy-care home in a location where lifestyle is every bit as important as the home itself, make sure that this one is on your list to inspect.











MORE DETAILS

Property ID	1HKNGXF92
Property Type	DuplexSemi-detached
House Size	119 m2
Land Area	269 m2
EER	1

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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.

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