







5 Coxen Street, Hughes

Convenience Without Compromise

Auction Location: LJ Hooker Canberra City, 182 City Walk, Canberra

The best thing about a great duplex is that you don't have to compromise on the things that make a house feel like home. Generous living spaces, a beautiful backyard, room for the whole family and a wonderful location, all with a little less maintenance to worry about.

And 5 Coxen Street is a fantastic example.

There's a surprising amount of space on offer here, with three distinct living areas providing plenty of room for separate lounge, dining and family spaces. Whether you're entertaining friends, enjoying a quiet evening or simply looking for somewhere to escape the hustle and bustle of family life, there's a place for everyone. And that's before you even step outside.

The impressive covered entertaining deck is a real highlight, overlooking the secure backyard and creating a wonderful space for summer barbecues, lazy afternoons and evenings spent with friends and family. There's even a second deck off the living room, giving you

4 2 2

AUCTION
Wed 2nd Dec @ 6:00PM

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

AGENTS
Nic Salter-Harding
0412 600 085
nic.salter-harding@ljhdickson.com.au

AGENCY
LJ Hooker Dickson
(02) 6257 2111

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.

another lovely spot to sit back and enjoy your surroundings.

The layout of the home is particularly clever, and makes it appealing to a wide range of buyers. With four bedrooms and two bathrooms, there's plenty of accommodation for families, but the real advantage is having the main bedroom located downstairs, complete with a walk-through robe and ensuite.

Along with the open-plan kitchen, separate guest toilet and laundry, it means that almost everything you need for day-to-day living is conveniently located on the ground floor. A fantastic arrangement for downsizers, or anyone who would simply prefer to keep the stairs optional.

Hughes has long been one of Woden's most appealing suburbs, and this particular pocket is especially convenient. Just a short stroll from your front door you'll find Hughes Oval, the historic Hughes Primary School and the charming Hughes Shops, with their wonderful local village atmosphere.

Venture a little further and you're spoilt for choice, with the Federal Golf Club, Red Hill Nature Reserve, Canberra Hospital and the ever-growing Woden Town Centre all close by.

It's a wonderful combination of space, practicality and lifestyle, whether you're looking for your next family home, somewhere to downsize without sacrificing comfort, or a well-located investment property.
What's on offer:

- Four bedrooms and two bathrooms
- Main bedroom downstairs with walk-through robe and ensuite
- Separate guest toilet and laundry on the ground floor
- Three distinct living areas, including lounge, dining and family spaces
- Spacious open-plan kitchen
- Impressive covered outdoor entertaining deck
- Secondary deck adjoining the living room
- Beautiful, secure backyard with room to relax and entertain
- Practical, versatile floor plan suitable for families and downsizers alike
- The space and comfort of a family home, with the convenience of duplex living

What's nearby:

- Hughes Oval
- Hughes Primary School
- Hughes Shops
- Federal Golf Club
- Red Hill Nature Reserve
- Canberra Hospital
- Woden Town Centre

There really is something special about finding a home that offers so much without demanding too much in return. And in such a wonderfully central location, 5 Coxen Street is a place you'll love coming home to.



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.

MORE DETAILS

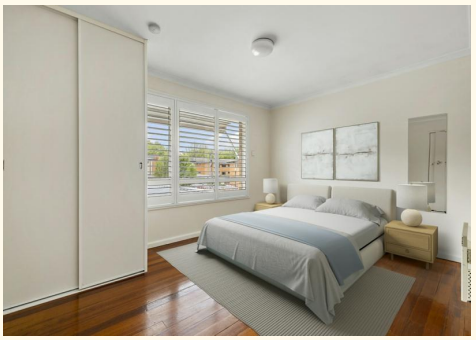
Property ID	1HKNPTF92
Property Type	DuplexSemi-detached
House Size	163 m2
Land Area	946 m2
EER	1.5

Nic Salter-Harding 0412 600 085
Licensed Agent & Auctioneer ACT/NSW | nic.salter-harding@ljhdickson.com.au

LJ Hooker Dickson (02) 6257 2111
36 Woolley Street, DICKSON ACT 2602
dickson.ljhooker.com.au | info@ljhdickson.com.au



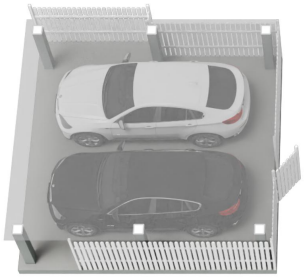








All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.





First Floor



Ground 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.

2/3-5 Coxen Street, Hughes

LJ Hooker

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.

LJ Hooker