



78 Carroll Street, Hughes

Affordable Home in Prime Location

Auction Location: On Site

Tucked away in a quiet loop street, just moments from local schools, cafes and shops, this well-presented three-bedroom duplex offers incredible potential in the tightly held suburb of Hughes. Perfectly positioned close to Woden and the Parliamentary Triangle, it's a fantastic opportunity for first-home buyers, downsizers, investors or anyone keen to renovate and add their own touch.

North-facing and backing a leafy common area that connects to the local shops on one side and playing fields on the other, the home enjoys both privacy and a great sense of community.

Inside, the ground floor features a spacious, light-filled lounge that opens directly to a sun-drenched north-facing garden, ideal for relaxing or entertaining. The floor is completed by a practical dining room, a functional kitchen featuring an electric cooktop and oven overlooking the secure, child-friendly backyard and a powder room for convenience.

Upstairs, you'll find three bedrooms, two with built-in wardrobes, along

3 1 1

FOR SALE
Auction 22/11/2025

AGENTS

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with a bathroom and separate toilet for convenience. A handy study nook, perfect for working from home or quiet reading time.

The property also includes a carport, gas heating and carpets throughout that add warmth and character to the home. With excellent public transport options and easy access to quality local schools, this home ticks all the right boxes for comfort, convenience and potential.

Features:

- Separate title —no strata fees
- Set on generous 520m² parcel of land (one of largest in block)
- Offers great potential for further improvements / development
- Three bedrooms, two with built-in wardrobes
- Study nook upstairs
- Large, light-filled lounge
- Office
- Segregated bedrooms
- Full brick construction
- Kitchen with electric oven and cooktop and tiled splashback
- Internal laundry
- 2 separate toilets (one upstairs and one downstairs)
- Gas heating
- Secure, child-friendly yard with covered parking

Key Figures: (approximations)

EER: 3

Rates: \$954.30pq (approx.)

Internal Living: 112.24sqm (approx.)

Block: 520sqm (approx.)

UV: \$631,000 (2025)

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

MORE DETAILS

Property ID	1U9SFMF
Property Type	DuplexSemi-detached
House Size	112 m ²
Land Area	520 m ²
EER	3
Including	Study Built-in-Robes

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