



## Hughes, 40 Kitchener Street

A WARM AND WELCOMING FAMILY HOME IN THE HEART OF HUGHES

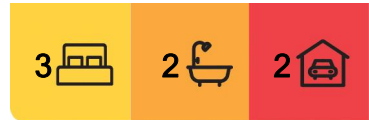
Full of character and thoughtful updates, 40 Kitchener Street is a home that has grown with its family over time. With three bedrooms, multiple indoor and outdoor living spaces, and modern comforts like double-glazed windows and ducted heating and cooling, this home is designed for easy, everyday living.

Tucked back from the road, the charming front courtyard creates a peaceful and private entrance. Paved and grassed areas offer plenty of space for kids to play or to enjoy a quiet morning coffee, all surrounded by hedges for privacy. Inside, the open-plan living and dining area is filled with natural light, with beautiful wooden flooring that adds warmth throughout. The updated kitchen is both stylish and practical, featuring ample storage, gas cooking and a large window.

All three bedrooms include built-in robes, with the main bedroom offering extra space, an



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Auction

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EER ★★☆☆☆☆

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ensuite, and a ceiling fan. The family bathroom is centrally located, complete with a shower-over-bath-perfect for young children or relaxing after a long day.

Downstairs, a generous rumpus/storage room adds valuable extra space, ideal as a playroom, home office, or creative retreat. The backyard is easy to maintain and offers plenty of room to create your own garden oasis or a space for kids and pets to enjoy.

Comfort is taken care of with ducted electric heating and cooling, infinity hot water, and energy-efficient double-glazed windows to help keep bills down. The separate laundry has extra storage and direct outdoor access for convenience. A large double garage with a workshop space, plus additional gated parking, ensures there's plenty of room for vehicles, bikes, or weekend adventure gear.

Located in a friendly, well-connected neighbourhood, this home is within walking distance of Hughes Primary, St Peter & Paul Primary, and Hughes Preschool. It's also just minutes from local shops, Woden Town Centre, and Canberra Hospital, making everyday life that little bit easier.

This is a wonderful opportunity for a family looking for a home that's ready to enjoy, with space to grow and make it their own.

#### Features:

- Thoughtfully updated and move-in ready
- New double-glazed windows throughout for comfort and efficiency
- Spacious downstairs rumpus/storage room
- Ducted electric reverse-cycle heating and cooling
- Main bedroom with ensuite and ceiling fan
- Two additional bedrooms with built-in robes
- Open-plan living and dining with hardwood flooring and a ceiling fan
- Family bathroom with a shower-over-bath
- Infinity hot water system
- Oversized double garage with workshop space, plus additional secure parking
- Private front courtyard for outdoor enjoyment
- Low-maintenance backyard with room to create your dream garden

Block size: 695m<sup>2</sup>

Living size: 118m<sup>2</sup> + 37m<sup>2</sup> garage (approx.)

Land Value: \$820,000 (2024)

Rates: \$4,838.72 p.a (approx.)

Land tax: \$9,980.00 (approx.)

Construction: Ex-Gov residence circa 1970s (approx.)

EER: 2.5 stars



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## More About this Property

<b>Property ID</b>	HXWH5W
<b>Property Type</b>	House
<b>House Size</b>	155 m2
<b>Land Area</b>	695 m2
<b>EER</b>	2.5

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The site plan and area not to scale; measurements are indicative and in metres. Bushes 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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