



45 McNicoll Street, Hughes

Single Level Dual Occupancy Designed for Comfort and Convenience




Auction Location: On site

Tucked away in a quiet pocket of Hughes, this beautifully maintained townhouse has been lovingly cared for by the same owner since it was built in 2002. With its thoughtful design, light-filled interiors and leafy outlook, it's a home that instantly feels warm and welcoming.

Step inside and you'll find a spacious layout with a formal lounge and dining area, perfect for entertaining or enjoying a quiet night in. The high ceilings give the home a wonderful sense of openness, while large windows let the natural light pour through.

At the heart of the home is the open-plan kitchen and family room, a space designed for everyday living. The kitchen features granite benchtops, a Smeg oven, gas cooktop and a Bosch dishwasher. It's the ideal setup for those who love to cook and stay connected with family or guests while doing so.

The main bedroom is positioned privately and includes a walk-in robe

3  2  2 

FOR SALE

Auction 15/11/2025

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and ensuite. Two additional bedrooms are thoughtfully separated from the main living area and are serviced by their own bathroom and separate toilet, perfect for guests, teenagers, or extended family.

Year-round comfort is taken care of with ducted gas heating and evaporative cooling. There's also a separate laundry with direct access to the backyard for added convenience. Outside, the pretty and low-maintenance garden comes complete with an automatic irrigation system, while the home's back-to-base security system (Sapio) gives you peace of mind.

Located just moments from Hughes and Garran shops, local schools, bus routes and within easy reach of Canberra Hospital, this home combines comfort, convenience and lifestyle in one of Woden's most desirable suburbs.

Features:

- Beautifully maintained townhouse —one owner since new (built in 2002)
- Separate lounge and dining areas with high ceilings and natural light
- Open-plan kitchen and family room with granite benchtops
- Smeg oven, gas cooktop and Bosch dishwasher
- Main bedroom with walk-in robe and ensuite
- Two additional bedrooms with their own bathroom and toilet
- Ducted gas heating and evaporative cooling

Key Figures: (approximations)

EER: 5.5

Rates: \$1,145.00pq (approx.)

Internal Living: 149sqm (approx.)

Enclosed Carport: 40.00sqm (approx.)

Store: 2.61sqm (approx.)

Year Built: 2002

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.



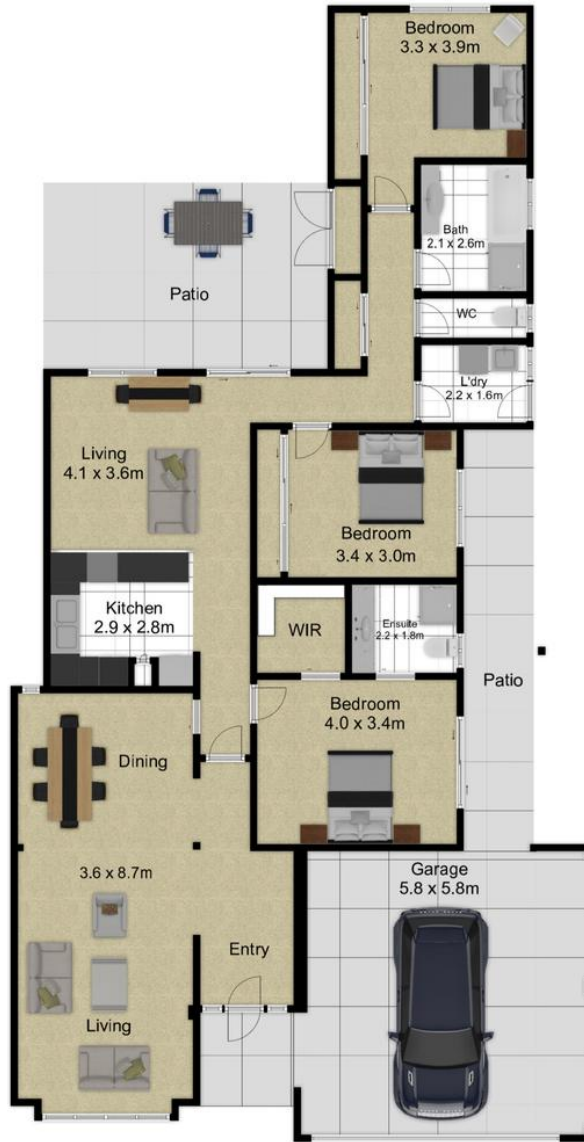
MORE DETAILS

Property ID	1U8RFMF
Property Type	House
House Size	149 m2
EER	5.5
Including	Evaporative Cooling Courtyard Dishwasher Built-in-Robes Liveability

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Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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