



Monash, 8 Hickson Place

A Hidden Gem in a Prime Location

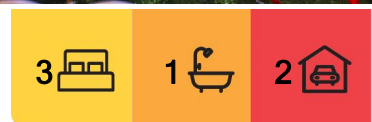
Nestled at the end of a quiet cul-de-sac in the much sought after suburb of Monash, this cherished home boasts an amazingly spacious floorplan of 147sqm plus a 21sqm fabulous workshop and storage area with internal access, a large adjoining double carport with an adjacent large 'garden shed'.

There are two very generous living areas, and an efficiently designed kitchen with induction stove top, PyroClean oven, dishwasher, as well as an enormous walk-in pantry. The spacious family room is north facing and flows out to the expansive covered entertaining area and beautiful gardens. All bedrooms are very large and are serviced by a large bathroom with corner spa bath and separate shower. (With sufficient room to add an ensuite to main bedroom if desired).

Outside, the covered pergola overlooks the irrigated beautiful gardens, complete with fishpond and waterfalls. This tranquil, secluded oasis is perfect for both entertaining and



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For Sale
\$840,000

View
ljhooker.com.au/HNZD3F8H

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EER ★★★★★

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unwinding.

For added convenience, there is ducted heating and cooling, and solar panels providing 50.05 cents/kWh on contract until 20/04/2030. (Which the lucky new owner inherits!). Plus a Jindara Wood Fire in the family room for added cosiness on cold Canberra winters.

This home provides proximity to amenities offered by both Tuggeranong, Erindale, and Woden, including primary and secondary schools such as Monash Primary, Trinity Christian School, MacKillop College, and Erindale College. Close to bus stop, additionally there is easy access to Erindale Shopping Centre, Tuggeranong Town Centre, places of worship, dining options, transportation, sports facilities, and arterial roads.

Features:

- * Three double bedrooms, two with built-in robes
- * Separate formal lounge/dining room
- * Large open-plan family room flowing into outdoor entertainment area
- * Well-designed kitchen with Granite Transformations benches, induction stove top, self-cleaning oven and dishwasher
- * Enormous walk-in pantry
- * Spacious bathroom with spa bath and shower
- * Good sized laundry with storage space
- * Ducted gas heating and ducted evaporative cooling Plus a Jindara wood fire in family room
- * 11 panel solar system on contract for 50.05 cents/kWh until 20/04/2030
- * Covered outdoor entertaining area overlooking the garden
- * Fishpond with waterfalls & biological filter
- * Two rainwater tanks
- * Original garage converted to Workshop and storage
- * Massive attic storage with an inbuilt, drop-down ladder
- * Double carport with adjoining garden shed and separate utility area with covered wood storage
- * NBN connected
- * Security system (not connected to base)
- * Outdoor blinds on all exposed windows
- * Land Size: 503sqm
- * Living Size: 147sqm
- * Workshop/Store: 21sqm
- * Carport: 40sqm
- * EER: 3.0
- * Rates: \$2,636 p.a.
- * Land Tax: \$4,182 p.a. (investors only)

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More About this Property

Property ID	HNZD3F8H
Property Type	House
House Size	147 m ²
Land Area	503 m ²
EER	3

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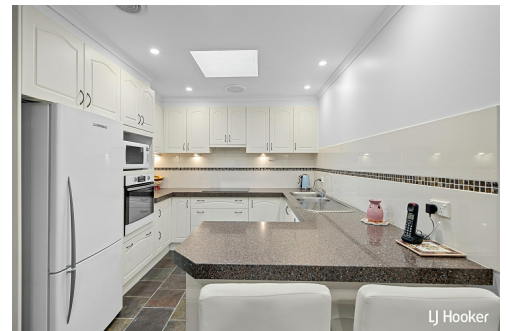
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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.

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