



O'Connor, 4 Karri Street

A Smart Move to Karri You Forward

Tucked away on the peaceful and tree-lined Karri Street, this home presents an exciting opportunity to enter the highly sought-after suburb of O'Connor. Behind its charming facade, this delightful duplex has been thoughtfully updated while maintaining its warmth and character, perfectly balancing modern comfort with timeless appeal.

Step inside to discover polished pine floors that extend through the spacious living areas, creating a warm and inviting ambiance. Large timber-framed windows flood the home with natural light, while double glazing ensures year-round comfort. A separate dining area provides flexibility for both intimate meals and entertaining.

The beautifully renovated kitchen is a true standout, designed for both function and style. Sleek stone benchtops, an induction cooktop, pyrolytic oven, and ample storage make everyday living effortless.

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For Sale
Auction 12/04/2025

View
ljhooker.com.au/1HKMF2F92

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Disclaimer: 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.

All three bedrooms are generously sized, with two featuring built-in robes for optimal storage. The fully renovated bathroom and laundry are thoughtfully designed to accommodate the whole family, showcasing quality finishes that add a fresh, modern touch to the home's original O'Connor appeal.

Outside, a spacious deck extends your living space, creating the perfect setting for alfresco dining, morning coffees, or weekend gatherings. Beyond, the private backyard offers a secure and restful retreat, with ample lawn and shade for kids and pets to play. The front yard is nicely shielded by a thick bay hedge and shaded by a large, leafy Chinese Elm, ensuring a cool retreat in summer and a sun-filled space in winter, tucked away from passersby.

Perfectly positioned between the O'Connor and Lyneham shops, this home offers an unbeatable lifestyle with endless options right at your doorstep. Start your day with a coffee at The Front Café, Chimedra or Tilley's, and perhaps pick up a hidden gem at the ever-popular second-hand bookshop. In the afternoon, unwind with friends over a drink or a meal at The Duxton or Old Canberra Inn.

And if that's not enough, you're just moments from bustling bars and restaurants of Braddon and the larger shopping and supermarket areas of Civic and Dickson. With green spaces, sporting facilities and well-regarded schools all close by, this is a quality home in an excellent central location.

At a glance:

- Charming duplex in sought-after O'Connor
- Positioned on a peaceful, tree-lined street
- Thoughtfully updated while retaining warmth and character
- Polished pine floors
- Large Mountain Ash timber window frames
- As-new double glazing on all windows for year-round comfort
- Renovated kitchen with stone benchtops, premium induction cooktop, built-in dishwasher and pyrolytic oven.
- Reverse-cycle air conditioning (Daikin Ururu Sarara)
- Three generous bedrooms, two with built-in robes
- Separate dining area for flexibility in entertaining
- Separate laundry with external access
- Stylishly renovated bathroom with quality finishes
- Spacious hardwood deck at rear, perfect for alfresco dining and gatherings
- Secure and private backyard, perfect for kids and pets
- Generous front yard, screened by a thick hedge
- Within a 10-minute walk to Lyneham Shops
- Within a 5-minute drive to Dickson Town Centre
- Within a 10-minute cycle to The Australian National University
- Within a 7-minute drive to Braddon Dining Precinct
- Within a 9-minute drive to Canberra CBD



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More About this Property

Property ID	1HKMF2F92
Property Type	DuplexSemi-detached
House Size	99 m2
Land Area	505 m2
EER	2.5

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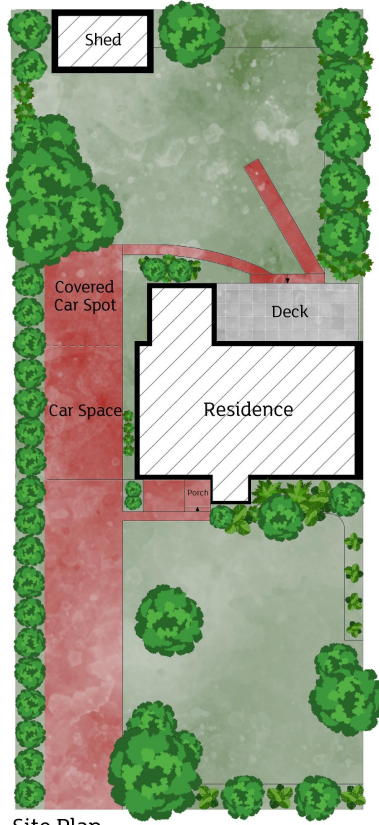
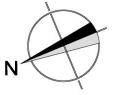
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Site Plan

The site plan is not to scale. 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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