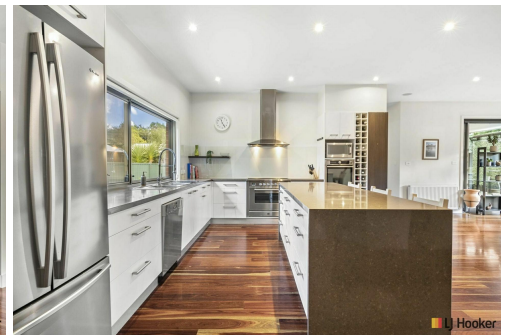




 LJ Hooker



O'Connor, 9 Robinson Street

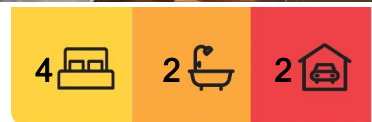
Large, Luxurious and Well Located!

Auction Location: On Site

Tucked away on tree-lined Robinson Street, shielded by a tall, private hedge and secured with automatic gates, awaits this captivating extended red brick residence.

Originally built in the 1940s as a charming double brick cottage, this home has been elegantly transformed into a spacious and luxurious single-level haven for families. Boasting a generous 261sqm of premium living space, complemented by an oversized double attached garage equipped with an automatic door and internal access, this property presents a rare opportunity in O'Connor.

Upon stepping inside, your attention is immediately drawn to the impeccably polished hardwood floors and lofty ceilings. Three of the four bedrooms, along with a dedicated study, are situated towards the front of the house, leaving a perfectly segregated main



For Sale
Auction 04/05/2024

View
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suite towards the rear. Each bedroom offers ample space, with the main featuring a walk-in robe and an expansive ensuite. Bedroom 2 impresses with its 18sqm dimensions, complete with a walk-in robe and access to a private front deck through double glass doors.

The kitchen is a culinary enthusiast's dream, boasting ample bench space, abundant storage and a discreet walk-in-pantry. It seamlessly connects to a spacious family/meals area, which extends to a fabulous alfresco entertaining space complete with a built-in kitchen. Whether hosting intimate gatherings or grand events, this area caters to all occasions, complemented by the convenience of two ovens in the kitchen.

Towards the rear of the home, a second separate living area provides further room for the family to spread. For year-round comfort, the home is equipped with hydronic heating, in-slab heating in the bathrooms, double glazing, ceiling fans in all bedrooms and two ducted evaporative cooling systems. For added security and peace of mind there is a video intercom, security system, and Crimsafe screens on most windows. Other notable features include a built-in speaker system and computer network cabling.

The exceptional location completes this picture. Within mere minutes, you'll find yourself immersed in the lively atmosphere of O'Connor shops, where you can enjoy a refreshing beverage at the renowned Duxton, savour a coffee at Kopiku, or indulge in the flavours of Vietnamese cuisine at Tu Do. Nearby, the RUC offers an excellent schnitzel after a game of barefoot bowls, while the nearby tennis club, dog-friendly oval and Haig Park provide recreational opportunities. With convenient access to the City, Australian National University, Braddon, and everything else the Inner North has to offer, this location epitomizes the essence of contemporary urban living.

At a glance;

- Spacious living area opens through concertina glass doors onto outdoor entertaining area
- Covered patio with built-in kitchen
- Large kitchen with Caesarstone benches, island bench, walk-in-pantry and abundant storage
- Second living area
- Dedicated study space
- Large main suite with ensuite and walk-in-robe, segregated from other bedrooms
- Ducted evaporative cooling
- Hydronic heating
- Ceiling fans to all bedrooms
- Polished hardwood flooring
- Crimsafe to most windows
- Security system and video intercom
- Built in speakers
- Oversized double garage with internal access and automatic door
- 4-minute walk to O'Connor shops
- 14-minute walk to The Australian National University
- 8-minute drive to Canberra CBD
- In the catchment for Turner Primary School, Lyneham High School and Dickson College



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More About this Property

Property ID	1DXHM5F92
Property Type	House
House Size	261 m ²
Land Area	836 m ²
EER	4.5

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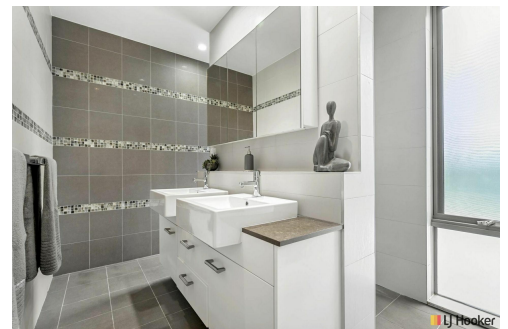
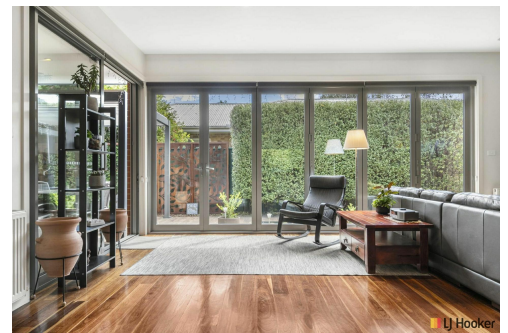
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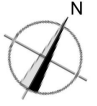
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

9 Robinson Street, O'Connor

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