







4/4 Hay Street, O'Connor

An O'Connor Address Worth Coming Home To

There is something special about finding a home that offers both a sense of privacy and the convenience of an established inner-north location. Positioned in a quiet cul-de-sac just off David Street, 4/4 Hay Street enjoys a wonderfully relaxed setting, tucked away in a boutique complex while remaining just moments from the everyday attractions that make O'Connor such a sought-after place to live.

Arranged across two levels, the townhouse offers a practical layout with living spaces downstairs and accommodation privately positioned upstairs. The kitchen connects naturally with the dining and living areas, creating an inviting space for everyday living, while sliding doors extend the interiors to a private north-facing courtyard. Enjoying plenty of sunshine, the courtyard provides a lovely outdoor retreat for entertaining, dining or simply making the most of Canberra's warmer months.

Upstairs, two well-proportioned bedrooms each feature built-in robes, with the main bedroom enjoying its own ensuite. The second bedroom is complemented by a two-way bathroom, while a separate powder room downstairs adds further convenience. Three reverse-cycle air conditioning units, ample storage and a European laundry complete

2 2 2

FOR SALE
$790,000+

VIEW
Thu 26th Nov @ 5:00PM - 5:30PM

AGENTS
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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.

the thoughtfully considered layout. Two secure car spaces in the double lock-up garage are an added advantage.

Beyond the front door, the lifestyle on offer is equally appealing. With O'Connor's popular cafés, restaurants and local shops just a short stroll away, weekend plans are easily taken care of. The nearby O'Connor playing fields and cycling paths offer an easy connection to the outdoors, while the ANU and Canberra City are both within easy reach.

Offering an appealing balance of privacy, functionality and location, this is an opportunity to enjoy the very best of inner-north living without the upkeep of a larger home.

At a Glance

- Two spacious bedrooms, both with built-in robes
- Two bathrooms, including ensuite to the main bedroom
- Additional downstairs powder room
- Two-storey townhouse in a boutique complex
- Light-filled open-plan living and dining
- Well-appointed kitchen with electric cooking and dishwasher
- Private north-facing courtyard
- Three reverse-cycle air conditioning units
- European laundry
- Double lock-up garage with two car spaces
" Excellent storage throughout
" Approx. 2-minute walk to O'Connor shops, cafés and restaurants
- Approx. 3-minute walk to O'Connor playing fields
- Approx. 5-minute drive to the Australian National University
- Approx. 7-minute drive to Canberra City
- Approx. 8-minute drive to Dickson shopping precinct

Strata Levies: Approx. $1,148 p.q
Rates: Approx. $3,235 p.a
Land Tax: Approx. $4,529 p.a (Investors only)











MORE DETAILS

Property ID	1HKNR8F92
Property Type	Townhouse
House Size	79 m2
EER	6

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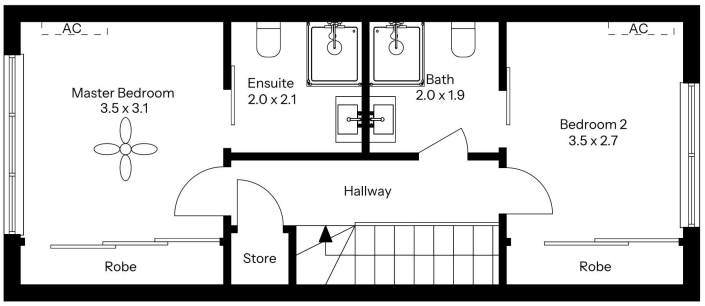
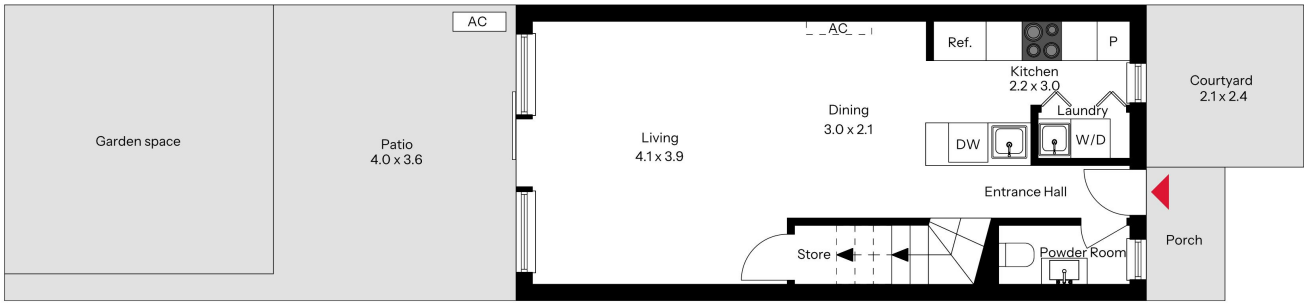


First Floor



Ground Floor

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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