



LJ Hooker



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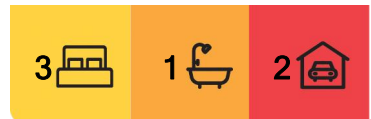
Scullin, 44 Broadbent Street

Immaculate Mid-Century Style Home with Treetop Views

Nestled in an elevated position, this charming 3-bedroom home offers a serene setting with peaceful treescape views. The generously proportioned, well-maintained interiors offer immediate comfort, with scope for those looking to add their personal touch. This home perfectly balances comfort with opportunity.

A shield of low maintenance native plantings in the front garden screens you from the outside world, while attracting local birdlife you can watch from bed. Renovated in keeping with the mid-century character of the building, the living room has natural light from three sides with views into tree tops and out to the Brindabellas.

The sunny spacious kitchen, with gas cooktop, electric double oven, Bosch dishwasher, coffee nook, and generous storage includes a meals area that is ideal for casual family dining. The adjacent formal dining room leads to a lovely north facing deck, surrounded by treetops in the warmer months and a sunny aspect in winter, perfect for entertaining or



For Sale
Auction

View
ljhooker.com.au/HP05XF8H

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EER ★★☆☆☆☆

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relaxing. An additional low maintenance composite deck to the west of the living room is a very pleasant spot for enjoying glorious Canberra sunsets.

There are built-in wardrobes to two of the three bedrooms. A deep linen press in the hallway is supplemented with generous cupboard space in the laundry.

The secure backyard is a highlight, with a large lawn for children and pets to play. Low-maintenance native plants and mature fruit trees add charm. The trees currently hold a pair of hammocks, creating a perfect outdoor retreat.

Solidly built with a hardwood frame, an old school heavy gauge metal roof, and oversized box guttering, they really don't build them like this anymore. This roof has been resilient to major hailstorms in recent years. A discreetly positioned rainwater tank offsets your water bills in summer. The 5KW solar power system will help with your electricity bills and the 9KW reverse cycle split system air conditioning provides energy efficient heating and cooling, with the added benefit of pollen filtering for allergy sufferers.

Both the garage and carport lock via remote control. The garage has space for racking, as well as workshop space at the rear to encourage your creative spirit. Massive under-house storage offers convenience and practicality. There is also a driveway accessible storage room, perfect for bikes and garden tools.

Located in a highly sought-after, ultra-convenient area, this home is ideal for young families and couples alike. It's within quick walking distance to two bus stops, two playgrounds and a community-maintained BMX pump track, providing easy access for kids to enjoy the outdoors. Southern Cross Early Childhood School and St Matthew's Primary School are just around the corner, with Belconnen High School and Hawker College within walking distance, making school runs a breeze.

The revitalised Scullin Shops are a short stroll through back streets and a reserve, offering easy access to Sweet Bones Cafe, Muku Ramen Bar, Sue's Kitchen Chinese restaurant, Change Wellness Yoga, and more. Metro Petroleum Scullin has a convenience store with extended hours and very competitive fuel prices. Hawker Woolworths is only a 10-minute walk away, with other supermarkets within 5-minute drive at Kippax, Florey, and Belconnen Mall. You're spoiled for choice for your shopping, dining, and entertainment needs in Scullin.

Key Features:

- * Spacious sunny kitchen: Plenty of bench space, storage and a dedicated meals area, perfect for family dining.
- * Spacious north-facing back deck: Ideal for entertaining guests or enjoying a quiet moment while taking in the peaceful views.
- * Secure backyard: Featuring mature fruit trees, a large area for children and pets to play, and room for hammocks to relax in the serene surroundings.
- * Immaculate condition: Well-maintained throughout with potential to add your own touches and style.
- * Remote lock-up Garage & Secure Carport: Offering convenience and security with ample under-house storage for added practicality.
- * Solar power and reverse-cycle air conditioning



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Ideal Location:

- * Walking Distance to Playgrounds: Perfect for children to enjoy the outdoors and stay active.
- * Close to Primary and High Schools: Conveniently located for families.
- * Great local shops and a short drive to Hawker, Florey, Kippax Fair and Belconnen Mall: * Enjoy quick access to shopping, dining, and entertainment.

- * Land Size: 693sqm
- * Living Size: 125sqm
- * EER: 1.5
- * Rates: \$2,970 p.a.
- * Land Tax: \$4,954 p.a. (investors only)
- * CUV: \$526,000

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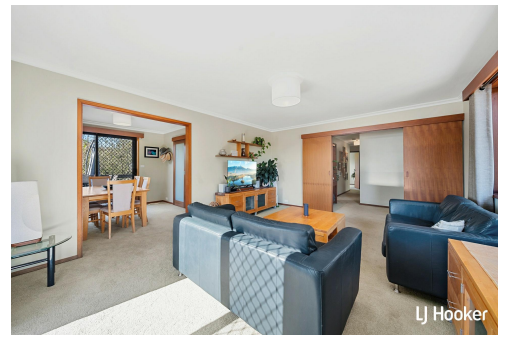
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More About this Property

Property ID	HP05XF8H
Property Type	House
House Size	125 m2
Land Area	693 m2
EER	1.5

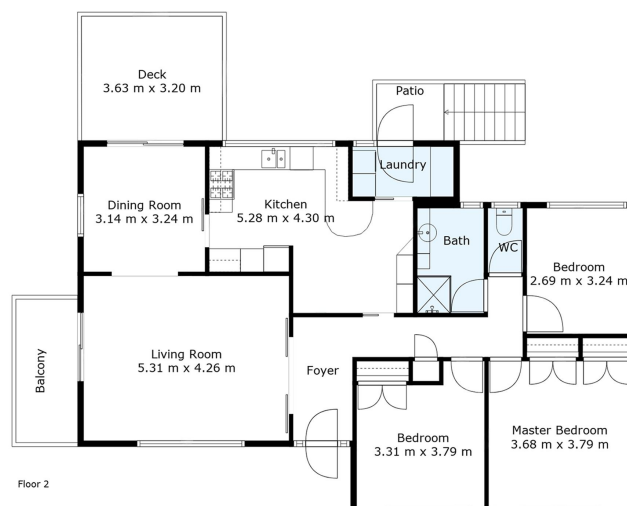
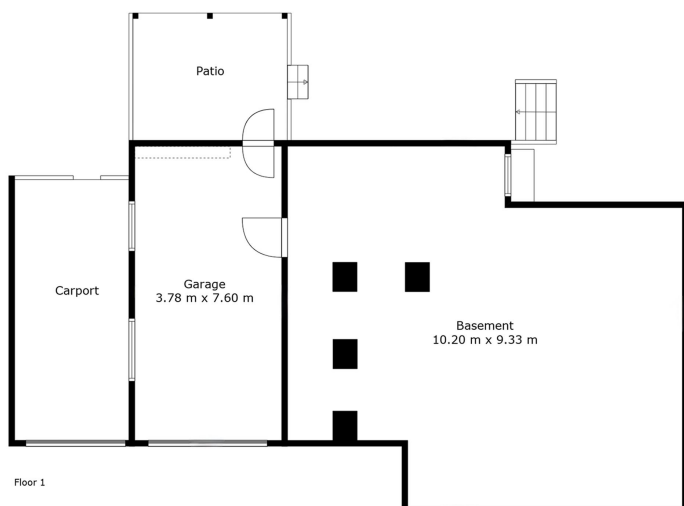
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44 Broadbent St, Scullin



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