



Scullin, 8 Broadbent Street

Charming Home in Leafy Scullin

A cherished home filled with character, nestled in a quiet and leafy pocket of Scullin. Built in the 1970s, this charming residence boasts timeless appeal, with thoughtful updates enhancing comfort and functionality over the years.

Set on a generous 694sqm block, this beautifully maintained four-bedroom home is designed for relaxed living. The warmth of hardwood timber flooring flows throughout, while cork ceilings add a unique charm.

The well-appointed kitchen is bathed in natural light, ensuring a bright and airy feel. Offering ample storage and bench space, this is a kitchen that truly caters to all needs.

The main bedroom is a true retreat, featuring a walk-in robe and a private ensuite. The remaining three bedrooms include built-in robes and are serviced by a family bathroom with a bathtub. Two spacious living areas offer versatility for families and entertainers alike,



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.

SOLD

4

2

2

For Sale
\$850,000+

View
ljhooker.com.au/1HJPF9U

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EER

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with a dedicated dining area perfect for intimate gatherings while ducted heating and reverse cycle cooling ensure year-round comfort.

A single-car garage provides secure parking and additional storage space, while the adjoining carport offers further off-street parking convenience.

Step outside, and you're welcomed into a backyard designed for connection and relaxation. Lush greenery surrounds a thoughtfully crafted outdoor space where mornings begin with a coffee in the covered seating area, embraced by dappled sunlight filtering through the trees. Evenings invite laughter and conversation around the in-built BBQ, providing a place to unwind in this private sanctuary.

Surrounded by parks, playgrounds, and excellent local amenities, this home is positioned for lifestyle and convenience. A short stroll to Scullin shops, just minutes from the bustling Belconnen precinct, and well-connected to schools, universities, and transport, this is an opportunity not to be missed.

Features:

- 694sqm block
- 163sqm of living space
 - 29sqm of garaging
- 24sqm carport
- Ducted gas heating
- Reverse cycle cooling
- Main bedroom with walk-in and ensuite
- Additional three bedrooms, all with built-in robes
- Two spacious living areas plus a dedicated dining space
- Hardwood timber flooring and charming cork ceilings
- Large backyard with covered seating areas, and an in-built BBQ
- Conveniently located near parks, schools & universities
- Just minutes from Scullin shops and the bustling Belconnen precinct

Rates: \$3,044 p.a. approx.

Land Tax: \$5,125 p.a. approx.

EER: 2.5

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More About this Property

Property ID	1HJPF9U
Property Type	House
House Size	166 m2
Land Area	694 m2
EER	2.5
Including	Dishwasher

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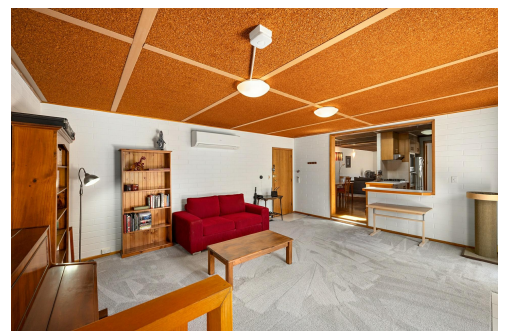
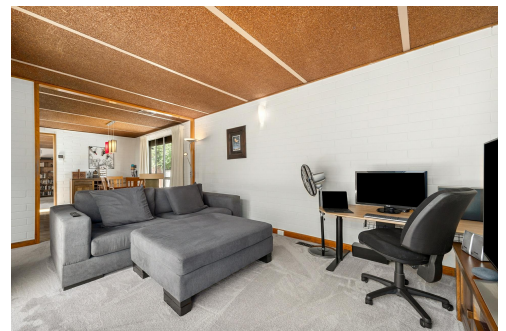
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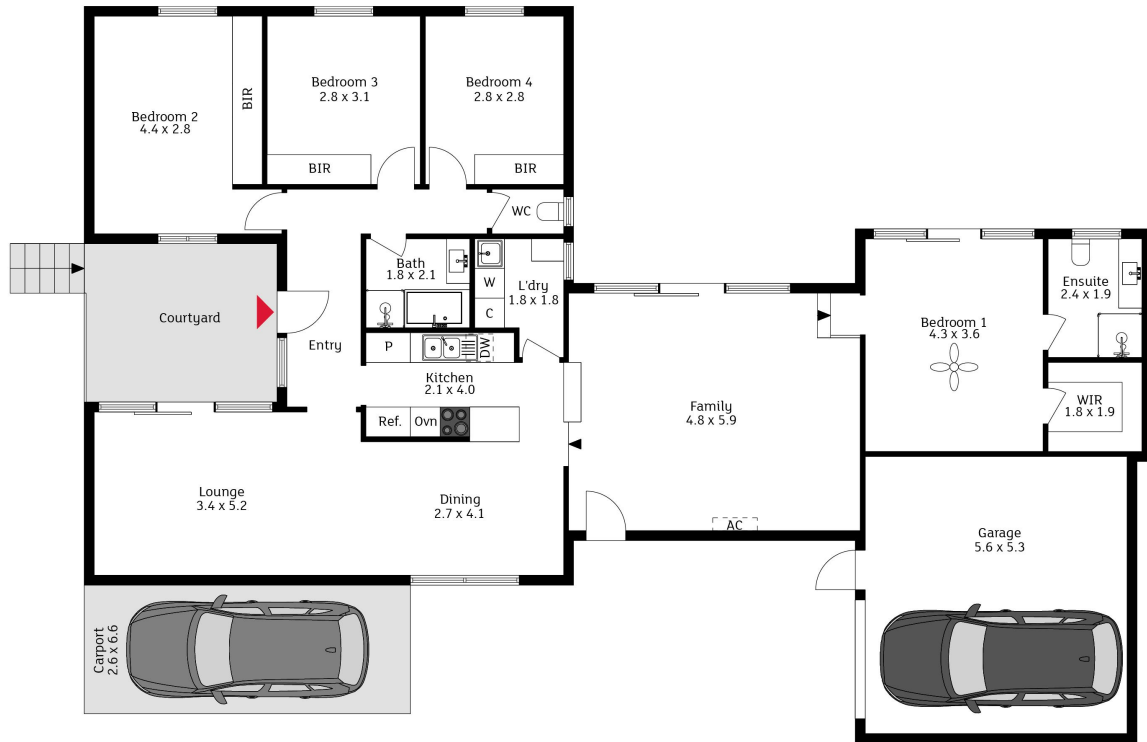
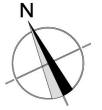
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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