

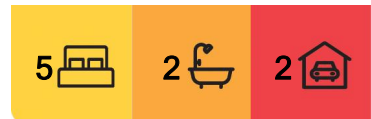


Torrens, 18 Perkins Place

SPACIOUS FLOORPLAN IN PREMIUM LOCATION

If a premium location, a wonderful floorplan and space for the whole family are important to you - then this home is a must see. Set proudly above manicured greenery, this dual-level residence is ready to become your family's dream home and haven. Spacious and comfortable on an 1124m² block this well-maintained property is perfectly positioned to offer the best of both worlds; close to all conveniences and enhanced by an elevated setting and a beautiful leafy outlook at the base of Mt Taylor. The family friendly floor plan is well-designed and practical, while an ample footprint covers all bases. Rooms are large and airy, and there is an abundance of storage.

The home has a striking facade, beautiful stonework and timber features will catch your eye. There is a spacious front veranda, poised to enjoy the elevation and mountain views. Inside, the lower-level offers segregated living areas, an expansive formal living area at the front of the home plus separate dining room adjacent to the kitchen, both benefiting from some north facing windows. The kitchen overlooks the backyard, open and spacious with



For Sale
\$1,380,000 +

View
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EER ★★★★★

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electric cooking, dishwasher plus plenty of bench and storage space. Accommodation is provided on this level by three bedrooms, all with built in robes. These are serviced by the master bathroom, offering bath, shower and separate WC.

The upper level houses the incredible parents retreat, a spacious escape, offering the master suite with walk in robe and ensuite, another large living area, plus additional bedroom/study. The elevated position ensures each room upstairs is light and bright with a beautiful outlook over the treetops.

Outside, you will be delighted by the sprawling backyard, established and private, offering flat grassed areas, trees for shade, paved areas, secret pathways and a BBQ area. The generous 1124m² block ensures you have the space to entertain and for the children to play, or the ability to add and create in future. Additional features of the home include ducted heating downstairs and evaporative cooling upstairs, incredible storage space, large separate laundry and double garage with storage and workshop space plus additional off street parking space for trailer/boat/caravan or additional cars.

Built with quality in every facet, the location delivers a lifestyle that is second to none with an esteemed highly sought-after address. Close to quality schools, Woden Town Centre and just minutes to the CBD, this combination of a beautifully liveable home in a bustling locality and peaceful surroundings make this a unique opportunity for a family looking to settle in a thriving suburb in the Woden Valley.

- Large, elevated 1124m² block with mountain views
- Segregated parents retreat upstairs with master bedroom, ensuite, walk in robe, additional bedroom/study and living area
- Separate living and dining areas
- Three additional bedrooms all with built in robes
- Kitchen with electric cooking, dishwasher, plenty of bench and storage space
- Front patio with views
- Ducted gas heating downstairs plus evaporative cooling upstairs
- Double garage with storage and workshop space plus additional off street parking space for trailer/boat/caravan or additional cars
- Recently replaced windows

Land size: 1124 m²

Living size: 198m² living + garage size: 48m²

Land value: \$957,000 (approx.)

Rates: \$2,876 p.a. (approx.)

Land tax: \$4,094 p.a. (approx.)

Construction: 1968

EER: 0.5 stars

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ Hooker Woden/Weston does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.



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More About this Property

Property ID	HNJH5W
Property Type	House
House Size	246 m2
Land Area	1124 m2
EER	0.5

Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |
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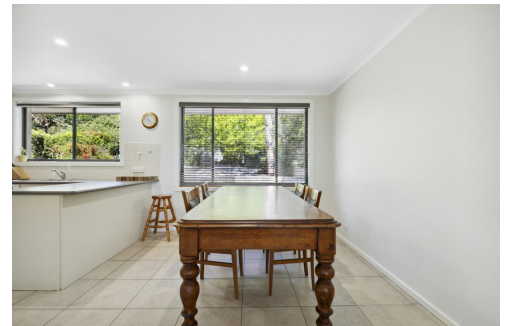
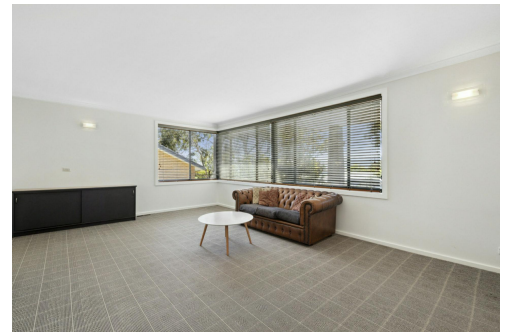
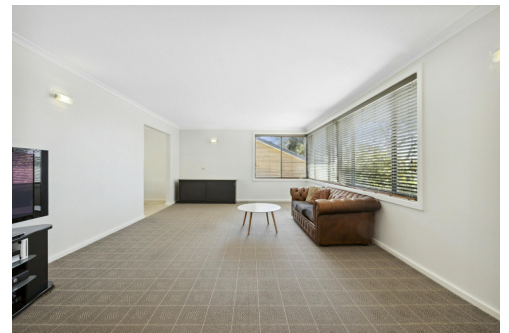
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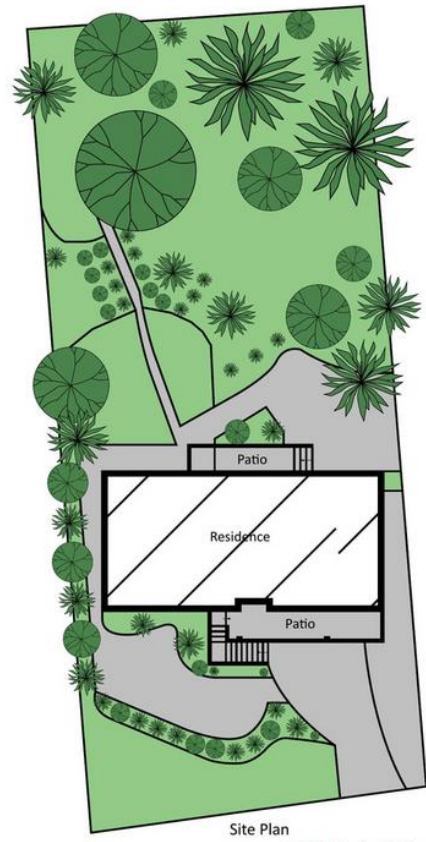
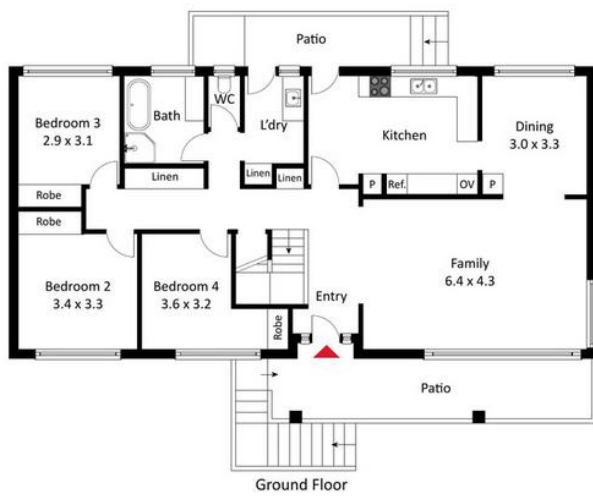
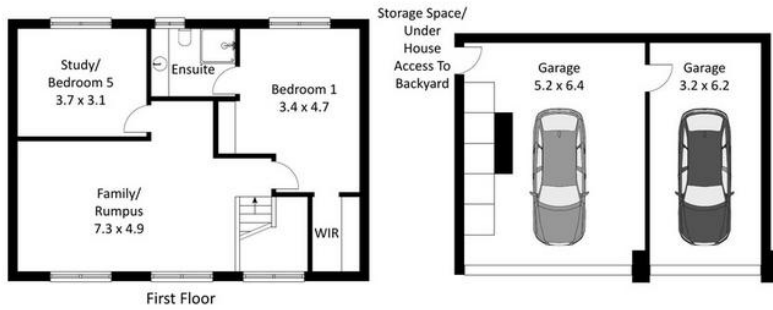
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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