



26 Horrocks Street, Torrens

## Classic Canberra Living, Just Minutes to Everything

Auction Location: On-Site

Set at the foot of Mount Taylor in a quiet, well-established pocket, this charming single-level home offers a lifestyle of comfort, space and everyday ease, with everything Canberra has to offer just moments away.

From the street, the home presents with warmth and privacy, framed by manicured gardens and a welcoming front porch that sets the tone for what lies within. There's a sense of calm and space immediately evident, with a practical layout and multiple living zones designed to suit both relaxed family living and entertaining.

Inside, the home offers a versatile floorplan with separate living, dining and family areas, allowing flexibility for growing families or those who simply appreciate having space to spread out. A slow combustion fireplace with electric fan creates a cosy focal point in the cooler months, while evaporative cooling and ducted gas heating ensure year-round comfort.

The thoughtfully renovated kitchen sits at the heart of the home,

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### AUCTION

Sat 6th Jun @ 10:00AM

### VIEW

Wed 13th May @ 5:00PM - 5:30PM

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

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showcasing a beautifully appointed stone benchtop with a generous breakfast bar overhang, perfectly paired with a spacious walk-in pantry. Designed with both functionality and connection in mind, it offers ample storage and flows seamlessly through to the meals and family areas, creating an inviting space for everyday living and entertaining alike. Adjacent to the kitchen, the large laundry provides versatile additional prep and workspace, while remaining discreetly tucked away behind a sliding door. Accommodation includes three well-sized bedrooms, with bedrooms two and three offering direct external access-ideal for flexibility, guests or a home office setup. The bathroom is well-appointed with floor-to-ceiling tiles, a separate bath and shower, and is complemented by a separate powder room for added convenience.

Stepping outside, the home truly comes into its own. A covered rear deck with a pergola creates the perfect space for entertaining or unwinding, beautifully framed by a striking lush tree fern. The deck overlooks a fully enclosed pool and generous outdoor area. The space is private, established and designed for enjoyment, whether hosting friends or spending time with family.

Additional features include a single carport, a large garage with excellent storage options, off-street parking, upgraded R6 insulation for enhanced efficiency, and a well-maintained overall presentation that allows you to move in and enjoy immediately.

The location is a standout-peaceful yet incredibly connected. Positioned at the base of Mount Taylor, you're surrounded by nature and walking trails. A spacious dog-friendly oval is just moments away, while an inviting community garden sits tucked quietly around the corner. All this while remaining within 15-20 minutes of the City, Woden, Tuggeranong and Belconnen, offering true convenience in every direction. The home is walking distance to schools, Mawson Shops, express bus routes and the future light rail corridor.

This is a home that delivers space, comfort and lifestyle in equal measure, with the flexibility to enjoy now and enhance over time.

#### At a glance:

- Three-bedroom, one-bathroom home with multiple living areas
- Renovated kitchen with dishwasher, gas cooktop and wall-mounted electric oven
- Multiple living, dining and family spaces
- Slow combustion wood fireplace with electric fan
- Evaporative cooling and new 6-STAR Brivis ducted gas heating installed July 2025
- Upgraded gas instant hot water system installed 2018
- Updated bathroom with floor-to-ceiling tiles, bath and shower
- Separate powder room
- Large separate laundry across from kitchen
- Bedrooms 2 and 3 with external access
- Inviting front porch with a classic bullnose verandah
- Back deck with pergola, ideal for entertaining
- Fully enclosed pool with new pump and filtration system installed 2025
- Private outdoor spaces
- Manicured gardens with multiple fruit trees, including apricot, peach, nectarine, fig, lemon, feijoa and passionfruit
- Single carport plus garage with excellent storage
- Convenient off-street parking complemented by red crushed gravel finishes
- Upgraded R6 insulation, ceiling fans, LED downlights, wired ethernet cabling to bedrooms and living areas

#### Proximity:

Within 6 minutes' walk to Torrens shops, with excellent takeaway

options

Within 14 minutes' walk to Mawson shops, with cafes, restaurants, gym, post office, supermarket, green-grocer and more

Within 10 minutes' walk to Sacred Heart Primary School

Within 5 minutes' walk to Torrens Primary School

Within 14 minutes' walk to Melrose High School and Marist College

Within 13 minutes' walk to Mount Taylor

Within 6 minutes' drive to Westfield Woden

Within 10 minutes' drive to Canberra Hospital

Within 18 minutes' drive to City CBD

Property details:

Block size: 843m<sup>2</sup>

Living area: 145m<sup>2</sup>

Garage: 32m<sup>2</sup>

Energy Efficiency Rating (EER): 3

Rates: \$4,713 per annum

Land Tax: \$9,693 per annum (if rented)

## MORE DETAILS

Property ID	1HKNC8F92
Property Type	House
House Size	147 m2
Land Area	834 m2
EER	3

**Andrew Browne 0403 169 259**

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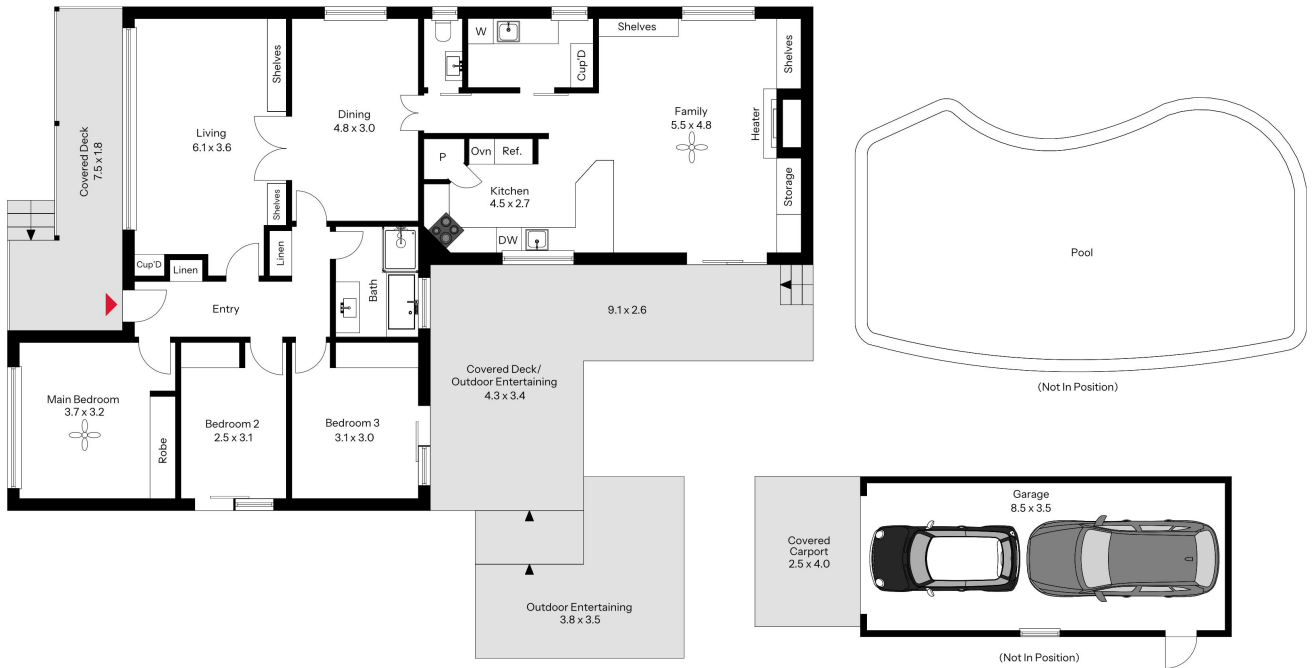
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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