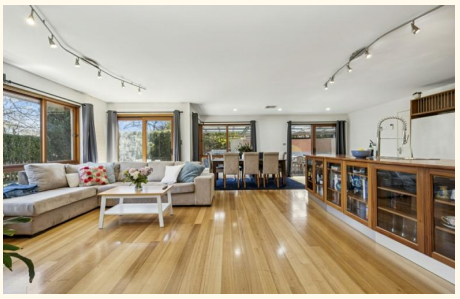

4 Stawell Street, Turner

Two Homes, One Block —Rare Dual-Living Opportunity in Turner

Set amongst Turner's leafy tree-lined streets and open green spaces, 4 Stawell Street presents a rare opportunity to secure two thoughtfully designed residences on one block. Both homes capture the charm and character of the area with timber window frames, polished wooden floors, and interiors filled with natural light, creating a warm and inviting atmosphere.

Unit A spans two levels and offers generous living options. The open-plan lounge, dining, and family areas flow seamlessly, anchored by a kitchen that truly forms the heart of the home. Featuring gas cooking, a huge island bench, abundant storage, and a lovely outlook over the front gardens, it's a space designed for both everyday living and entertaining. Extending the living outdoors, a large undercover deck opens onto the front yard, made private by established hedges. Whether enjoyed as a leafy retreat or kept as low-maintenance surrounds, this space offers plenty of flexibility. A ground-floor master suite with walk-in robe and ensuite provides privacy and convenience, while the upstairs level includes two additional bedrooms, a central bathroom, and combined laundry. Comfort is ensured year-round with

6 **4** **4**

FOR SALE
$2,400,000+

VIEW
By Appointment

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LJ Hooker

ducted reverse cycle air conditioning. The single car garage has been converted into an extra room/living space, this could be easily converted back to a garage and/or internal laundry.

Unit B delivers the ease of single-level living with a spacious design. The open lounge and dining areas connect effortlessly with the kitchen, which has been thoughtfully designed to overlook both the dining space and rear garden. With electric cooking, generous bench space, ample storage, and a breakfast bar option, it combines practicality with everyday comfort. Outdoors, an undercover entertaining area is surrounded by established gardens, offering privacy and a touch of greenery. Like Unit A, it provides enough garden space to satisfy a green thumb or can be kept simple for low-maintenance living. The master suite with walk-in robe and ensuite ensures privacy, while two additional bedrooms (or a bedroom plus study) provide flexibility. Comfort is also assured here with ducted reverse cycle air conditioning. A central bathroom, separate laundry, and internal access garage complete the home.

Together, these homes present a unique dual-living setup. Families can enjoy the flexibility of living side by side, with the single-level home perfect for ageing parents and the two-storey home ideal for growing families. At the same time, investors will value the strong dual rental income potential, with Turner's proximity to the CBD, ANU, Braddon, and transport links ensuring consistently high demand.

Unit A:

Internal: 148m²
Balcony: 10.5m²
Pergola: 25.5m²
Carport: 23.5m²
EER: 4.5

Unit B:

Internal: 148m²
Garage: 18.8m²
Pergola: 16.6m²
EER: 3

Rates: $7,733 per annum
Land Tax: $16,668 per annum

Features:

- Two complete homes on one block —perfect for families or investors
- Dual rental income opportunity in a high-demand inner-north location
- Unit A: three bedrooms, two bathrooms, multiple living areas, gas cooking, ducted reverse cycle air conditioning, and garage with internal access
- Kitchen in Unit A is the heart of the home with a huge island bench, ample storage, and garden views
- Large undercover deck in Unit A leading to a private yard with established hedges
- Unit B: three bedrooms (or two plus study), two bathrooms, electric cooking, ducted reverse cycle air conditioning, and garage with internal access
- Kitchen in Unit B overlooks the dining and rear garden, with generous bench space, storage, and breakfast bar option
- Private undercover outdoor space in Unit B with established gardens
" Both homes enjoy garden areas —enough to delight the green thumb or remain low-maintenance

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- Filled with natural light, complemented by timber window frames and warm wooden floors
" Flexible layouts —single-level and two-level designs ideal for multi-generational living
- Located in Turner's tree-lined streets, surrounded by open green spaces and lifestyle amenities
- Just moments to the CBD, ANU, Braddon precinct, O'Connor shops, and light rail
- Private entries and garages offering independence and privacy for each residence

Disclaimer:
Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

MORE DETAILS

Property ID	2DY8FHK
Property Type	House
Land Area	849 m2
EER	4.5

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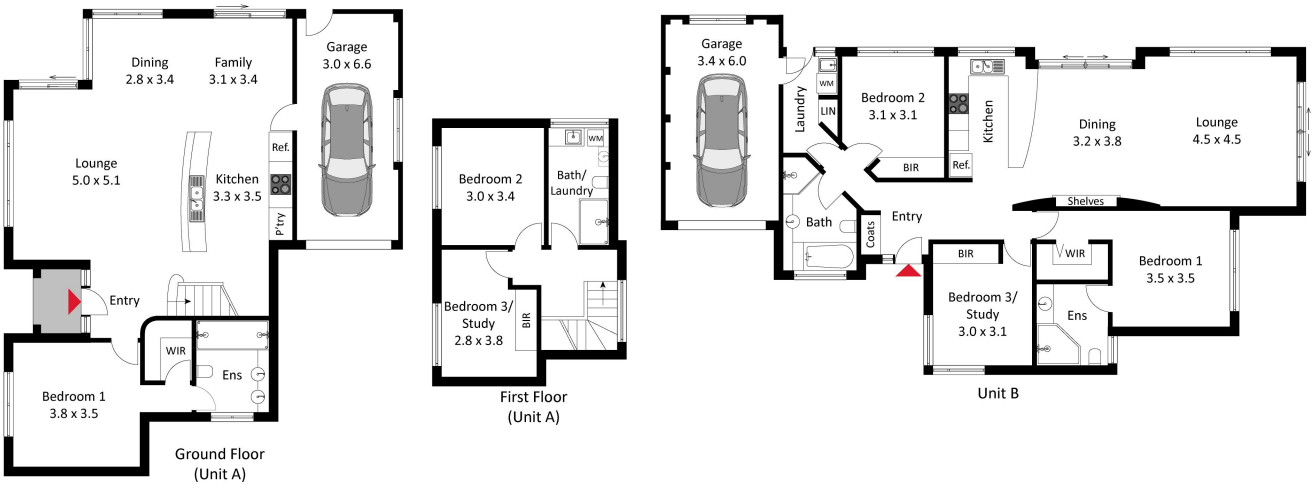

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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