

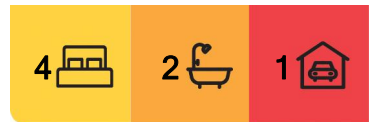


Weston, 10 Meldrum Street

THE FINEST OF FAMILY HOMES, FULL OF SURPRISES

AUCTION DATE AND TIMED HAVE MOVED, THIS PROPERTY WILL NOW GO TO AUCTION ON TUESDAY THE 11TH OF MARCH AT 5:30 PM

Positioned in a quiet loop street in the family friendly suburb of Weston, embracing its natural leafy surrounds, extensive upgrades and thorough maintenance have kept this home in prime condition. A much-loved family home for the last 30 years, the children now adults, it's time for a sea change for the parents and time for this amazing house to become home for another growing family, or a multi-generational family. Catering to all buyers' wants and needs, this home has it all - 4 separate living areas, views to Mt Stromlo and the Brindabellas, delightful parents retreat upstairs, plus beautiful renovations and modern upgrades including double glazing and insulation. This home offers a peaceful and private location, within easy and quick walking distance to Coleman Court.



For Sale
Auction

View
ljhooker.com.au/HY4H5W

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EER ★★★★★



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Set back from the road, the home has an elegant and commanding street appeal. Utilising every inch of space with care and purpose, manicured yet easy care gardens and lawns, paved pathways and a timber deck welcome you. Upon entry, the convenience and flow of the floorplan is apparent, the living areas crafted for both separation and connectivity, offering multiple options for relaxing, dining, entertaining or working from home, shared by children and adults alike. The formal lounge at the front of the home is spacious and versatile, enjoying a leafy outlook to the front gardens. The separate sitting room could also be utilised as a formal dining area, fit to host the whole family at the table, or a children's /teens study space, anchored by the formal living and kitchen/family areas for easy flow. Renovated and fully equipped for the home chef, the kitchen offers stone benches, subway tiling, Bosch oven, gas cooktop and dishwasher, breakfast bar and an abundance of storage space including walk in pantry. The upstairs void brings extra natural light and ceiling fan adds additional comfort while cooking. The family room offers yet another space for the family to relax and unwind, spacious enough to cater to dining, with easy interaction to the kitchen and rear deck plus views over the backyard and activity centre (a delightful surprise, read on!). Spectacular and recently repolished hardwood flooring stretches throughout the bedrooms and living areas, ensuring comfort and easy care throughout.

Four bedrooms are on offer, three located on the lower level, all well sized and offering built in robes. The main bathroom is positioned to cater to these bedrooms and guests, offering a bath, shower and separate WC. The upper level is a true 'parents retreat', offering yet another living area, this 'getaway space' is a haven offering spectacular views of the Brindabellas, Mt Stromlo and everchanging treetops. The perfect home office or parents escape, double glazed windows and ceiling fans providing comfort. The master bedroom is located off this space, the size befitting of a home of this calibre, offering double robes, the same beautiful views, ceiling fan and spacious ensuite with separate bath for further relaxation.

The outdoors offers endless opportunity for entertainment. The spacious rear deck is perfect for BBQs or outdoor dining, north-east facing and fully screened by mature shrubs and shaded by Chinese pistachio trees for cool shade on a warm afternoon. It overlooks the unique activity centre, comprising of an 18-metre-long fully enclosed artificial turf multi-purpose space. This space can be used as a cricket pitch (with BOLA bowling machine included), golf net, mini pickleball court, kids play area, dog run or general fitness activities, all viewable from the kitchen, family room and back deck. Easy care gardens and utility areas frame the rest of the home.

Dedicated to modern practicality, there is a long list of additional features: single car garage plus dedicated off-street parking spaces for an additional three cars, ducted gas heating, evaporative cooling (upstairs), reverse cycle cooling units (downstairs for bedrooms and living) , external awnings on west and north-facing windows, floor and wall insulation, plus spacious laundry with storage space and outdoor access.

Canberra's best kept secret, the suburb of Weston is so central with everything at its fingertips. 10 Meldrum Street is an easy walk to Cooleman Court for ultimate shopping, dining and healthcare amenities, quality local Primary and Secondary schools, local walking trails and leisure centres, with easy access into Woden Town Centre and Civic CBD, the Parliamentary Triangle and ANU/UC.



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- Extensively upgraded and well maintained family home
- 4 separate living, dining and entertaining areas
- Beautiful views of the Brindabellas and Mt Stromlo
- Unique activity centre with 18m cricket pitch and BOLA bowling machine included, golf net and artificial turf fully enclosed by netting
- 4 spacious bedrooms, 'parents retreat' with ensuite located upstairs
- Main bathroom with separate bath and shower plus separate WC
- Modern kitchen with stone benches, abundant storage and walk in pantry, Bosch oven, gas cooktop and dishwasher
- Ducted gas heating and evaporative cooling throughout plus additional heating and cooling units to the living and hallway plus ceiling fans throughout
- Single car garage plus dedicated off-street parking for three cars
- Double glazing upstairs, external awnings on west facing windows, floor and wall insulation
- Spacious separate laundry
- Hardwood flooring throughout living areas
- Easy care gardens plus timber deck front and back

Land size: 665m2

Living size: 218.6m2 living + 29m2 garage (approx.)

Land value: \$620,000 (2024)

Rates: \$3,832.98 p.a (approx.)

Land tax: \$7,500 p.a (approx.) (only if rented)

Construction: 1970, extended in 2000

EER: 3 stars

More About this Property

Property ID	HY4H5W
Property Type	House
House Size	247 m2
Land Area	665 m2
EER	3

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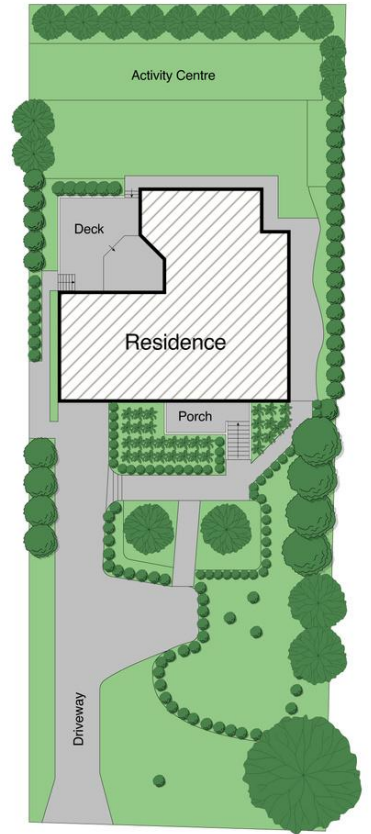
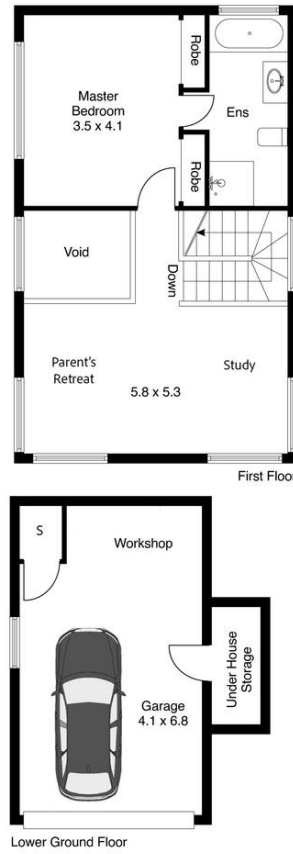
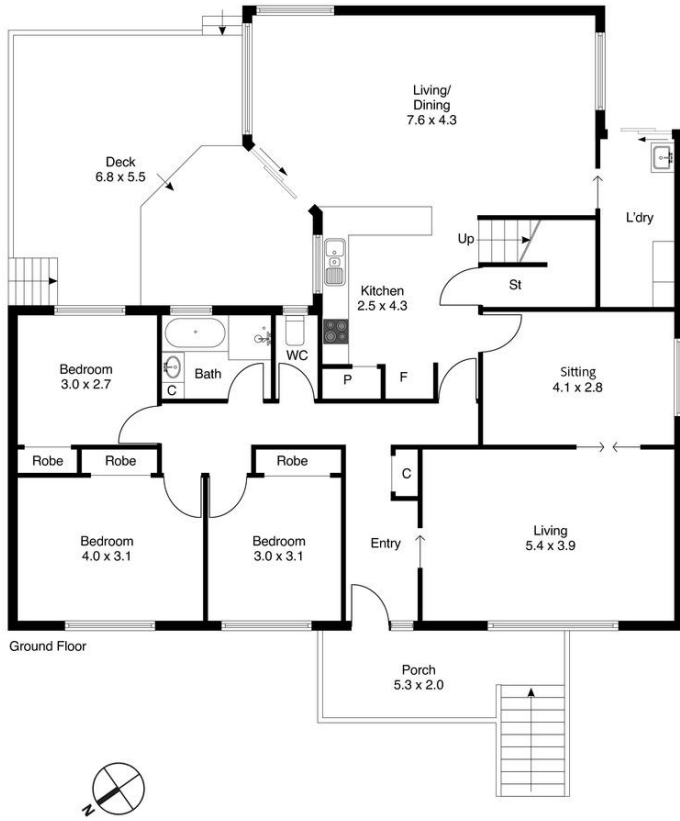
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The site plan and area not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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