



## Weston, 17 Ironside Street

QUIET, ELEVATED AND OH SO LOVELY

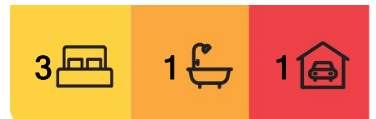
Perched on the high side of the street on a 767m2 block with brilliant views over the mountain surrounds, so loved by residents of Weston. Ideally located in a quiet elevated street, yet walking distance to schools and shops, this central home is the perfect opportunity to get your foot in the property market door within a coveted locale.

Making the most of its elevation, a spacious front deck embraces the wonderful views surrounding, the perfect place to welcome, entertain or relax. Stepping inside, the open-plan area offers plenty of living and dining space and the kitchen is adjacent offering ideal connectivity yet privacy to prepare meals for your guests. The functional layout offers ample bench and storage space, oven and gas cooking, also overlooking the backyard.

Accommodation is provided in the form of 3 bedrooms, all with built in robes and the master especially spacious. They are well serviced by the family friendly main bathroom including combination bath and shower.



**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.



**For Sale**  
\$849,000 +

**View**  
[ljhooker.com.au/J0XH5W](http://ljhooker.com.au/J0XH5W)

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EER ★★★★★

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**(02) 6288 8888**

The wonderful backyard offers ample space for children, pets and outdoor living, including another covered entertaining area, grassed areas, established lawns and greenery. Additional features include a large separate laundry, R/C heating and cooling unit plus single car garage with additional workshop space.

A short walk to Cooleman Court for ultimate shopping, dining and healthcare amenities, close to 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. This is a home you'll enjoy and maybe add to as you grow your family, because you'll love the style and location too much to leave.

Features include:

- Elevated block, poised to embrace wonderful mountain views
- Spacious front and rear covered entertaining areas
- 3 bedrooms all with built in robes
- Open plan lounge and dining
- Kitchen with ample bench and storage space, oven, gas cooktop
- R/C heating and cooling unit to main
- Spacious backyard
- Single garage with additional workshop space
- Quiet street
- Minutes to Cooleman Court, quality schools and all arterial roads

Land Size: 767m<sup>2</sup>

Living Size: 107m<sup>2</sup>

UV: \$670,000 (2024)

Rates: \$4,083.68 p.a (approx.)

Land Tax: \$8,120.00 p.a if rented (approx.)

Construction: Ex-Gov circa 1970s

## More About this Property

<b>Property ID</b>	J0XH5W
<b>Property Type</b>	House
<b>House Size</b>	143 m <sup>2</sup>
<b>Land Area</b>	767 m <sup>2</sup>
<b>EER</b>	1

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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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