



Weston, 4 Hopkins Street

LARGE FAMILY HOME WITH SPECTACULAR VIEWS

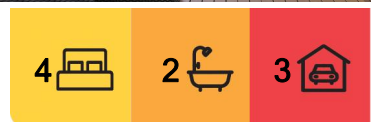
This property is not open for inspection over the Easter Long Weekend. Private viewings are encouraged —please contact Jane and Emma on 0422 415 008.

Positioned in the family friendly suburb of Weston, embracing its natural leafy surrounds, this beautifully designed residence fuses character and charm with striking modern elements. Catering to all buyers' wants and needs, this home has it all —multiple living and dining areas, elevation with beautiful views, 4 bedrooms with an additional study/nursery to the main, plus beautiful renovations and modern upgrades. This home offers a peaceful and private location, within walking distance to Cooleman Court.

Be welcomed home by the spacious veranda, poised to be able to embrace the sweeping views to the Brindabellas and sizeable enough to host any family event or celebration. Upon entry; the formal lounge at the front of the home is spacious and enjoys the same beautiful views. Thoughtfully designed for modern living, this area is separate yet flows



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
\$1,199,000 +

View
ljhooker.com.au/GXGH5W

Contact
Jane Macken
0408 662 119
jane.macken@ljhwodenweston.com.au

Emma Robertson
0422415008
emma.robertson@ljhwodenweston.com.au

EER ★★★★★

LJ Hooker Woden | Weston
(02) 6288 8888

with ease onto the formal dining area, anchored by the kitchen for further ease of entertaining. The spacious kitchen and open-plan family room is incredibly large in size and sure to impress. Fully equipped for the home chef, the kitchen offers stone benches, double drawer dishwasher, integrated microwave, oven and gas cooktop, breakfast bar and an abundance of storage space. The family room offers yet another space for the family to relax and unwind, flowing with ease to the backyard.

Four bedrooms are on offer, all with built in robes and picture windows. The master suite is a true 'parents retreat' with ensuite and the added benefit of a dedicated study/nursery off the bedroom. The other bedrooms are serviced by the light filled bathroom, with bath, shower and separate WC.

With great space and endless opportunities, the private backyard offers an array of grassed areas, paved areas all framed by beautiful easy care established gardens.

Dedicated to modern practicality, there is a long list of additional features: large garage with workshop and storage space, additional double carport, 8kw solar system, ducted heating and cooling throughout, garden shed. This superb location is an easy walk to local schools, Cooleman Court and the nature offerings of Weston Creek and surrounds.

- Spacious & modern family home
- Beautiful views of the Brindabellas
- Multiple separate living and dining areas
- 4 spacious bedrooms, 'parents retreat' with dedicated study/nursery attached
- Main bathroom with separate bath and shower plus separate WC
- Modern kitchen with stone island bench, abundant storage, double drawer dishwasher, integrated microwave, oven and gas cooking
- Ducted gas heating and cooling throughout
- Large garage with workshop and storage space plus double carport
- 8kw solar system
- New carpet & paint throughout
- Dual Cat 6E Data to every room
- Steblier heat pump with back up LPG gas instant hot water

Land size: 751m² (approx.)

Living size: 171m² + garage (approx.)

Land value: \$559,000 (2023) (approx.)

Rates: \$3,309 p.a (approx.)

Land tax: \$5,692 p.a (approx.)

Construction: 1971

EER: 1 star

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.



LJ Hooker Woden | Weston
(02) 6288 8888

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.

More About this Property

Property ID	GXGH5W
Property Type	House
House Size	171 m ²
Land Area	751 m ²
EER	1

Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |
jane.macken@ljhwodenweston.com.au

Emma Robertson 0422415008

Sales Consultant to Jane Macken | emma.robertson@ljhwodenweston.com.au

LJ Hooker Woden | Weston (02) 6288 8888

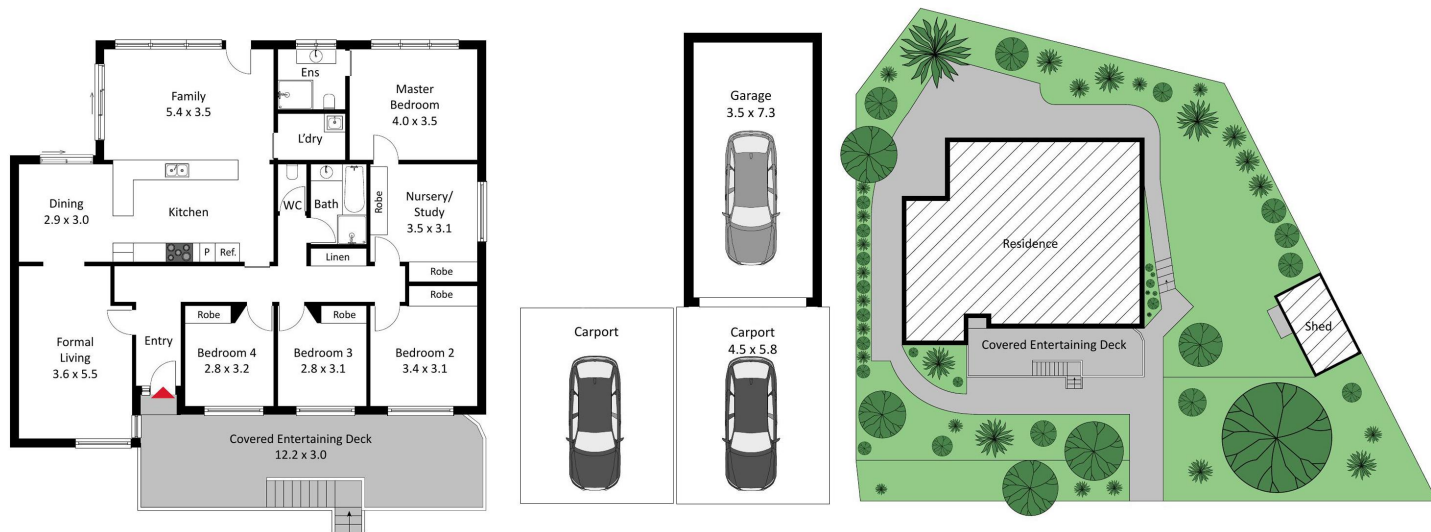
23 Brierly Street, WESTON CREEK ACT 2611

westoncreek.ljhooker.com.au | reception@ljhwodenweston.com.au



LJ Hooker Woden | Weston
(02) 6288 8888

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.



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.



LJ Hooker Woden | Weston
(02) 6288 8888

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.