# Weston, 5 McInnes Street

## Welcome Home.

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**For Sale**
Auction

**View**
ljhooker.com.au/2BKAFHK

**Contact**
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Auction Location: In Room - LJ Hooker Canberra City

If comfort, practicality and convenience are on your wish list when considering your next home; please make sure you prioritise a personal inspection of 5 McInnes St.

This home has been loved and looked after, and now presents you with the opportunity to put down some roots in a premium Weston Creek suburb, and in a neighborhood that is community focused and well established.

Extended in 2004, almost doubling the size of the home; you will appreciate two segregated living spaces, an open plan kitchen, family and dining area that flows beautifully to the outdoors and in particular the enclosed back deck; this has been the focal point of many a family gathering and one that the owners will sincerely miss.

**EER** ★★½

**LJ Hooker Canberra City**
**(02) 6249 7700**

LJ Hooker

**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 location is super convenient; with bus stops in the street, an easy walk to Cooleman Court and you'll appreciate being spoilt for choice when it comes to both private and public schooling.  Jump on a bike and ride to Woden Plaza, enjoy bushwalking or bike riding on Mt Stromlo or Mt Taylor. Very easy access to arterial roads, making your drive to the City or Tuggeranong very efficient.

Property Features;

Single level family home on 789sqm block
Separate entry with Tasmanian Blue Gum floors
Front sitting room enjoys the N/E light
Kitchen; Open plan design with large island bench, terrific storage, combo gas/electric cooktop.
Fun times ahead in the very generous family/dining room that opens beautifully to the rear enclosed deck & yard
Bedrooms; All with built in storage, the main with walk in robe & light fresh ensuite
Laundry; an oversized euro design, focusing on maximizing storage and minimizing wasted floor space
Ducted gas heating + Reverse Cycle split system to the main living area
Enclosed outdoor entertaining space with timber floor, robust pet safe mesh walls & 2 exits to the yard; this has been a huge favorite for the current owners
The rear yard is flat & easy, terrific for the kids to run & play
Generous workshop/storage shed at the rear of the double carport
8 Solar panels for power
Rinnah infinity instantaneous hot water service
Additional garden shed
Easy access to Cooleman Court, Westfield Woden & the hospital
Constructed 1975
Extended; 2004
Block size; 789sqm
Living size; 178sqm
UV; $601,000
Rates; $827.00 per quarter
Land Tax; $1,263.25 per quarter IF RENTED

## More About this Property

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|---|---|
| **Property ID** | 2BKAFHK |
| **Property Type** | House |
| **Land Area** | 789.1 m² |
| **EER** | 2.5 |

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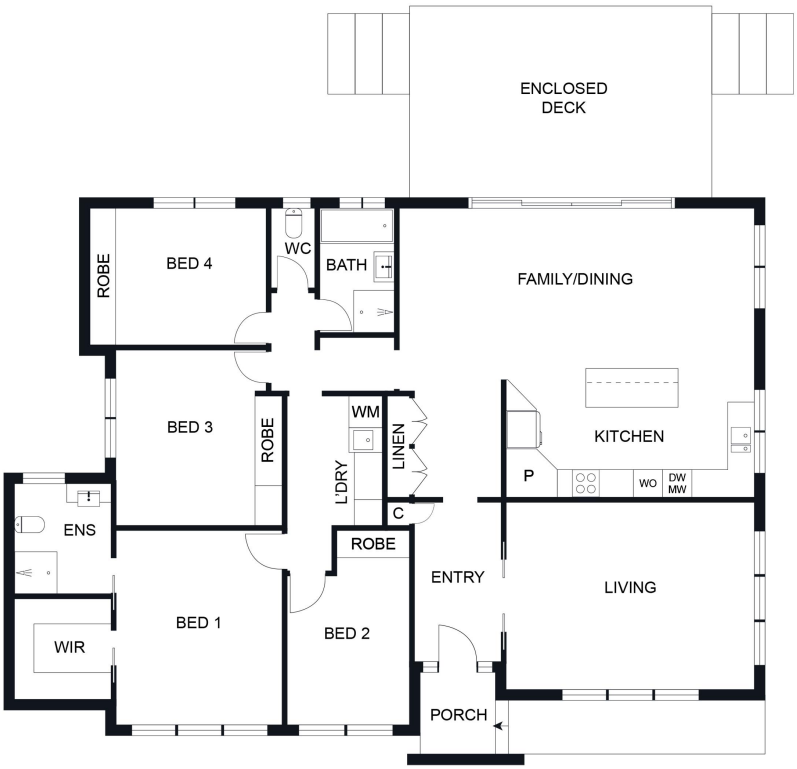


**5 McInnes Street, Weston**

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*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser.*
*Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.*
*The information herein is gathered from sources we believe to be reliable.*

aperture media house

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