

**1 Mofflin Street, Chisholm, ACT 2905**



**Sold House**

Thursday, 12 October 2023

1 Mofflin Street, Chisholm, ACT 2905

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 931 m2**

**Type: House**



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**\$805,000**

This charming four bedroom, two bathroom house is the perfect place to call home. With a spacious land area of 932sqm and a building area of 118sqm, this property offers plenty of room for comfortable living. Built in 1982, this well-maintained house boasts a range of features that will surely impress. Inside, you'll find a bath, built-in robes, ducted gas heating, floorboards, an internal laundry, reverse cycle air conditioning, and secure parking. The separate dining room provides a perfect space for entertaining family and friends. Step outside and you'll discover a fully fenced backyard, complete with a beautifully landscaped garden and outdoor entertaining area. Enjoy the fresh air and sunshine while hosting BBQs or simply relaxing in your own private oasis. The shed provides additional storage space for all your outdoor equipment. This property is also eco-friendly, with ceiling and wall insulation to keep you comfortable all year round. The gas cooktop in the kitchen adds a touch of convenience to your culinary adventures. Surrounded by nature, this house offers a serene and peaceful atmosphere. The hardwood flooring adds warmth and character, while the flagstone path and patio create a charming outdoor space. The pergola provides shade on sunny days, allowing you to enjoy the beauty of the surrounding trees and plants. • Living: 118.52sqm • Garage: 48.7sqm • Block: 931sqm • UV: \$479,000 (2022) • Rates: \$2,633pa approx • Land Tax: \$4,168pa approx • Built: 1982 • EER: 3.5 Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.