

10 Arrietta Close, Charnwood, ACT 2615

BLACKSHAW

House For Sale

Friday, 26 January 2024

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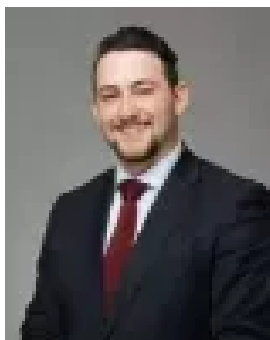
Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1048 m2

Type: House



Zac Cunningham
0262952433

Auction

Set on a spacious 1,048sqm elevated parcel, this charming three-bedroom home is perfect for first home buyers, families or astute investors. Located in a peaceful area, 10 Arrietta Close, Charnwood offers easy access to nearby amenities and is perfect for those looking for convenience without sacrificing tranquillity. Just a 4-minute drive to the Charnwood shopping Centre. With built-in robes in all bedrooms, separate bathroom and toilet, and laundry with external access, this home has all the features you need for comfortable family living. The large living area is surrounded by warm light with an abundance of space for all the family to enjoy. The functional and open plan kitchen at the heart of the home flows to a formal and informal dining space, flooded with natural light from the meticulously maintained courtyard outdoor entertaining space. The rear of the property features paved and grassed space perfect for the family to play and grow. Rear access to Lhotsky Street along with the benefit of a Radburn designed suburb, makes a more secure walk to local schools. A large two car carport attached to a storage/tool shed, allows for plenty of space for parking and storage. The low maintenance yet fruitful gardens make it easy to keep your outdoor space looking its best, whilst also reaping the rewards of the established fruit trees. - Large 1,048m²* parcel - 4 minutes to the local Charnwood Shops - 116m² of internal living space - Outdoor entertainment area - Established fruit trees - Radburn suburb design with rear access to Lhotsky Street - Mountain views - Double carport - Tool shed - Open plan kitchen with formal and informal living areas - Ducted reverse cycle air-conditioning - Solar panels with batteries Block: 18 Section: 109 Block Size: 1,048m² Residence Size: 116.42m² EER: 3.5 Rates: \$2,000.65 pa** Figures are approximate.