

**10 Packham Place, Charnwood, ACT 2615**



**House For Sale**

Friday, 8 March 2024

10 Packham Place, Charnwood, ACT 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 439 m2**

**Type: House**



Hannah Green  
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## Auction 27/03/2024

Auction Location: In Room | LJ Hooker Canberra City Auction HQ Nestled in the ever-growing Charnwood, where comfort meets convenience! This property offers a perfect blend of comfortable living that is move-in-ready. Presenting an exciting opportunity for families or savvy investors. You are greeted by the inviting living area situated at the front of the home. Large windows adorn the space, bathing it in natural light, creating a warm and welcoming atmosphere for you and your loved ones to enjoy. The heart of this home is the open plan kitchen and dining area, featuring a recently renovated kitchen boasting sleek stone bench tops, ample storage, an induction cooktop, integrated dishwasher, and great appliances. The skylights make the space feel even larger! The laundry has been thoughtfully updated to match the kitchen's elegance and functionality, with convenient access to extra front yard space, allowing for versatility in its use. Retreat to the back of the home, where you'll find three spacious bedrooms, each equipped with built-in wardrobes. The clever design places the bathroom centrally, with a separate toilet for added convenience, offering ease of access for all occupants. Heating and cooling are taken care of by ducted and a reverse cycle split system strategically placed in the kitchen, ensuring year-round comfort. The owner has spared no expense in ensuring your comfort and peace of mind, with recent renovations including fresh paint, new carpet throughout, and both single and double glazed windows, providing insulation and energy efficiency. Set on 439sqm of land, unwind in the lovely outdoor area, complete with a patio for entertaining and maintained gardens. Side access to the front yard adds convenience, while a gate extends your backyard with direct access to a park just 20 meters away, great for an evening stroll. Plus, taking advantage of your own back gate, you'll enjoy easy access to the thriving Charnwood shops, just a leisurely 700m walk away. Along this path, you'll also find local schools, ovals, playgrounds, and other community spaces, making this location highly sought after for families. Features:- Fresh paint and carpet - Single and double glazed windows- Inviting living area at the front filled with natural light from large windows- Renovated open plan kitchen and dining area- Renovated laundry with access to extra front yard space- Three spacious bedrooms at the back, each equipped with built-in wardrobes- Central bathroom with separate toilet- Heating and cooling provided by ducted and reverse cycle split system Rates: \$2,461 p.a. approx. Land Tax: \$3,767 p.a. approx. EER: 3.5 All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.