

11 Clambe Place, Charnwood, ACT 2615



House For Sale

Tuesday, 2 April 2024

11 Clambe Place, Charnwood, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Greg Sadil

0414631607

Offers Over \$700,000

Positioned at the end of a quiet cul de sac, this 3 bedroom home has been modified by converting the garage to an additional living area/rumpus room plus a master bedroom and ensuite to give you a 4 bedroom, 2 bathroom delight. Highly polished hardwood flooring glistens in the airconditioned lounge room and separate dining/ family area. A modernised kitchen and bathroom caters to the growing family's needs. With a stunning north easterly aspect maximising the solar efficiency of the home and air-conditioning/heating, the requirements of Canberra's four distinct seasons are easily accommodated. Stepping out the back onto a tiled patio area ideal for alfresco dining. The garden is both private and well manicured with a variety of trees and shrubs befitting the new owner with a green thumb. Two garden sheds, rainwater tanks and a double carport provides the amenity for an extremely pleasant garden setting. Abutting a reserve a pathway meanders directly to Charnwood shopping complex and public transport. Situated close to schooling, a fabulous way to get set in a very tight market. Highlights • 4 bedroom 2 bathroom home • Polished hardwood flooring • Airconditioning/heating • Security system • Lounge and separate dining area • Modern kitchen with gas cooktop • Built in robes in all the bedrooms • Upgraded bathroom, separate toilet • Laundry with external access • Security blinds • Internal access into the garage now converted to a rumpus area with bedroom and bathroom behind • Landscaped private backyard with garden sheds • Tiled patio area • 2 garden sheds, water tank • 2 carports and extra off street parking • Direct path access to shops and public transport