

11 Squire Place, Charnwood, ACT 2615



Sold House

Monday, 14 August 2023

11 Squire Place, Charnwood, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 527 m2

Type: House

\$650,000

AUCTION 7th June, 6pm, LJ Hooker Canberra City Office, City Walk Bidding Guide - \$599,000+Nestled on a quiet cul-de-sac, this remarkable property boasts a range of features that make it a perfect family home. Up the landscaped front path, past your established, mature trees and step into your North facing front door. Here you are greeted by the separate lounge room, and you'll immediately be captivated by its beautiful style and character. This charming space provides the perfect setting for relaxation or creating a cosy environment for the family. The wall here has potential to be removed to open up the space if you so choose, however I think you will love being nestled in this private space surrounded by the lush green surrounds. With 3 spacious bedrooms, you'll find that each room is generous in size and flooded with an abundance of natural sunlight, creating a warm and inviting atmosphere throughout. The leafy green outlook continues throughout your bedroom to compliment the tranquil feel of the home. The central bathroom is complemented by a separate toilet, ensuring convenience and privacy for all members of the household. The laundry, equipped with external access, offers ease and practicality in your day-to-day activities. Comfort is ensured throughout the seasons with the inclusion of reverse cycle air conditioning and a gas wall heater. Situated on 527sqm of land, this property boasts a generous yard space. The front yard is fenced, providing a safe area for children and pets to play, and wraps around to the fully fenced back yard, where you'll discover even more space and a fantastic deck, ideal for hosting gatherings or simply enjoying the outdoors. And for those cozy evenings, a firepit awaits, adding a touch of warmth and ambiance to your outdoor experiences. For your convenience, there is a double lock-up garage, offering ample space for parking and storage. Plus, with the added 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. Don't miss the opportunity to make 11 Squire Place your new home. Experience the perfect blend of peaceful living and convenient amenities in the heart of Charnwood. Schedule a viewing today and seize this chance to embrace a lifestyle of comfort and serenity. Rates: \$2,314 p.a. approx Land Tax: \$3,210 p.a. approx. EER: 2 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.