

# 11 Truganini Place, Chisholm, ACT 2905



## House For Sale

Friday, 3 May 2024

11 Truganini Place, Chisholm, ACT 2905

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 399 m2**

**Type: House**



Greg Sadil  
0414631607



Mark Higgins  
0421338025

**\$650,000+**

Poised in a quiet cul de sac location, just around the corner from the local schools and an easy stroll to the local shopping centre. This 3 bedroom privately built duplex is the ideal starter or investment. Much of the hard work is complete with a fresh paint job and brand-new carpet but the compact garden is awaiting a green thumb and imagination. Featuring a combined lounge dining area, functional kitchen and family area flowing onto a paved courtyard. All 3 bedrooms boast built in robes, a bathroom, separate toilet and separate laundry complete the picture. Externally a fully fenced backyard and single metal garage provide amenity for the pets and a haven for the purchaser. Oodles of potential there is no body corporate to deal with, competitively priced for a quick sale.

**Highlights-** 3 bedroom home with built in robes in all bedrooms- Combined lounge-dining area with electric heating- Kitchen with electric hotplates, wall oven and LG dishwasher- Generous bench space + cupboard- Family area opens onto a paved courtyard area- Separate laundry with external access- Single lockup garage- Freshly painted- Brand new carpet- Cul de sac location- Close to facilities- Vacant and ready to occupy - Expected rent for the property is approximately \$500.00 per week. Size: 104 m<sup>2</sup> Block: 399 m<sup>2</sup> Age: 1984 Rates: \$586.00 per quarter Land Tax: \$869.39 per quarter. EER: 2\*