

**12 Charlton Street, Pearce, ACT 2607**

**House For Sale**

Thursday, 21 March 2024

12 Charlton Street, Pearce, ACT 2607

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 715 m2**

**Type: House**



Jonathan Charles  
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Robert Burns  
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**10am, Saturday 13th April**

This warm and welcoming family home, situated on a 715m<sup>2</sup> parcel of land, in a tightly held street of one of the most sought-after suburbs in the Woden Valley. This property offers easy access to Woden Town Centre and the surrounding amenities, including top local schools, all at your fingertips. The private entrance to the home is bordered by a leafy garden frontage, well-kept lawn, manicured hedge, rose garden, coupled with the cottage-like charm make this family haven a real standout. Within this three-bedroom property, the tastefully renovated interior boasts a wood fireplace nestled in the lounge area, a soothing centrepiece for the home, especially as the cooler months are approaching. The lounge and dining area flow to an updated kitchen and adjoining laundry. The fully renovated kitchen, complete with a dishwasher, induction cook top and electric oven, is surrounded by natural light as the sun streams through large north and east-facing windows. As you step down the hallway the main bedroom greets you with its spaciousness and includes a large built-in robe for ample storage. Continuing along, the hallway leads to the remaining two bedrooms and separating these two bedrooms is an updated bathroom complete with a separate wash closet for added convenience, infusing the space with character and functionality. Further enhancing your entertaining options is the large deck area off the rear of the house, overlooking the verdant and private garden. Creating a perfect space for BBQ's with friends and family or to watch the kids to play on the lawn. A long driveway down the side leads to the double carport is complete with storage or garden shed. You will enjoy being in proximity to Southlands shopping centre, popular cafes, supermarkets, sporting fields, walking tracks including Mt Taylor Nature Reserve trails, essential amenities, major arterial roads & access to some of Canberra's finest schools including Marist College, Sacred Heart primary school, Torrens & Mawson primary school. You will also be a short drive to Westfield Woden & town centre, restaurants, movie theatre, the expanding Canberra Hospital & much more. Features:-Renovated 3-bedroom family home-Bathroom with separate wash closet-Cozy wood fire place-Large timber deck at the rear-Lush manicured gardens front and rear-Updated kitchen including; dishwasher, induction cook top and electric oven-Two split system air conditioners-Double carport-Large garden shed-Close proximity to public and private schools-Close proximity to Mt Taylor Nature Reserve and walking trails Figures: House size: 98m<sup>2</sup> Carport & Shed: 39m<sup>2</sup> Land size: 715m<sup>2</sup> Rates: \$4,000 p.a. approx. Land tax: \$7,000 p.a. approx. UV: \$733,000 (2023)