

**13 Barangaroo Street, Chisholm, ACT 2905**

LUTON

**House For Sale**

Wednesday, 12 June 2024

13 Barangaroo Street, Chisholm, ACT 2905

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 1275 m2**

**Type: House**



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## Auction - Buyer's guide: \$830,000+

Buyer's guide: \$830,000+ This real estate property has the character of a country homestead in the city, offering comfort, privacy, style and space. High ceilings with exposed beams add to its rural character and charm. Situated on a generous 1,275 m<sup>2</sup> block, this spacious 3-bedroom home has an ensuite in the main bedroom and a separate bathroom to ensure modern convenience and privacy. It also features a fully self-contained 2-bedroom unit with modern kitchen and separate access, perfect for accommodating grandparents or teenagers - or for generating additional income. Having two separate living areas adds more scope for relaxation or entertaining. All in all, it's ideal for a growing family or those who enjoy entertaining. There are 4 separate AC units, a potbelly stove in the kitchen and a cosy fireplace in the living area - for comfort throughout the year. Gardens and walkways make it ideal for a gardening enthusiast or just to enjoy outdoor living. The property is securely fenced for dogs and there is a Catio frame in place, a shaded pergola, leafy verandas and paved BBQ area. It also backs onto a pretty nature reserve. The 3-bedroom house has a total of 180 m<sup>2</sup> of living space, with ample room to spread out and enjoy, and there's an abundance of car space and workshop areas. This home is a rare find, offering a unique combination of space, versatility, and charm. With just a touch of personalisation like fresh carpets or flooring, this property can be transformed into your private oasis. Don't miss out on this opportunity to own a truly special home.

Features:

- 2 homes in 1 block, each with separate access
- Multi-generation homes or extra rental income
- 3 Lockup garages plus 3 covered car space
- Back to reserve
- Rates \$2,816 approx.
- Block Size 1,275 m<sup>2</sup> approx.
- Living 220+ m<sup>2</sup> approx.
- Built Year: 1984

Main home:

- 3 Bedrooms, master bedrooms with ensuite
- 2 generously separated living areas
- 2 Bathrooms, both updated
- High Ceiling with exposed beams
- Spacious Kitchen with plenty of cupboards
- 3 AC units throughout the house

Granny flat:

- 2 bedrooms with separate access
- Renovated kitchen
- Renovated bathroom
- Separate courtyard
- AC unit in the main bedroom