

**13 Charlton Street, Pearce, ACT 2607**



**House For Sale**

Saturday, 13 April 2024

13 Charlton Street, Pearce, ACT 2607

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 921 m2**

**Type: House**



Steven Thomas

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**\$900,000+**

This Feels Lovely! Welcome to 13 Charlton Street Pearce. With rolling front yard, reminiscent of a country estate, and a good sized extension you will feel right at HOME! Seldom do properties in such a lovely tree lined street, and of this size (3 bed) come to market. The money here is in the extension, as it is, of course the most expensive thing to have to add later. So move in and enjoy the Pearce lifestyle. Both the lounge and family room are oversized and the kitchen has been updated with 5 burner free standing oven and cooktop, plus dishwasher. You will get both the morning sun to front of home, and winter west sun to the lounge. The master bedroom has wall length robes and the other two bedrooms are a good size. The bathroom, toilet and laundry have had a refresh. There are timber floors to all living areas. A rear paved entertaining area is to back of home. It is nestled amongst mature trees and mix of evergreen and deciduous trees and shrubs. Walk to Marist, Melrose schools and Rama's restaurant at Pearce is 5 minutes away. Features include: Huge 920m<sup>2</sup> parcel of land High \$815,000 Land Value Large extension completed Ducted gas and evaporative cooling Walk to Marist, Melrose, Rama's Restaurant and short drive to Woden Westfield Near playing fields House size: 118m<sup>2</sup> Living