

13 Laman Place, Charnwood, ACT 2615



Sold House

Thursday, 5 October 2023

13 Laman Place, Charnwood, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 668 m2

Type: House



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Contact agent

This three bedroom home is waiting for its next family to step inside and make it their own! Large windows at the front of the house provide year round sunlight and warmth. You can relax while watching your favourite show or reading in the corner, with a spacious living and dining area that flows through to the (fully approved) enclosed family room with separate study. Throughout the home you are provided with restored original timber floor boards with insulation underneath so you can enjoy the originality of the home while choosing the colour of your choice for the walls. With the wet areas recently updated there is only the kitchen awaiting your inspiration. Not only are you spoiled with electric roller shutters to the majority of the windows, you have solar panels channelling into a 6.6kw battery, instant gas hot water and a brand new 2.1m high colourbond fence. Outside there are 2 large gardens, a brand new sun drenched front deck and an undercover deck at the rear of the house. Backing onto a reserve, there are pathways to the local schools and shopping precinct. This home provides ample space with a generous hallway cupboard, built in robes in each bedroom and cupboards galore in your kitchen and wet areas. With all of this available for you to walk in and renovate to how you want, take advantage today before it goes! Features: • 3 bedrooms • Renovated bathroom, separate toilet and laundry • Open plan living • Approved family room and study • 2 large living areas • Ducted gas heating • Ducted Reverse cycle unit • LED lighting throughout • Roller shutters on external windows • Easy maintenance gardens • 17 solar panels • 6.6kw battery • 2.1m high colourbond fence Information: • Block size: 667 sqm • Internal living: 137.98 sqm • Total build area: 166.98 sqm • Rental Estimate: \$650 - \$700 per week