

14 Enid Lorimer Circuit, Chisholm, ACT 2905

House For Sale

Wednesday, 12 June 2024



14 Enid Lorimer Circuit, Chisholm, ACT 2905

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1231 m2

Type: House



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Auction 29/06/2024

If you have been searching for a spacious family home in a desirable location, this is a must-see. Located in the tightly held, quiet loop street of Enid Lorimer Circuit and commanding a prized private battle-axe position, this exceptionally presented, updated 4-bedroom ensuite home offers over 170m² of living space, providing all the essentials for a growing family. As you step through the front door, the sense of space is immediately evident. Separate lounge, dining, and living areas surround the commodious kitchen, offering ample room for your little ones and for hosting friends and family for various events and occasions. The master suite exudes luxury, offering a sense of proportion that gives it a 5-star hotel quality. Segregated at one end of the house, it features a walk-in robe and a graceful ensuite with a skylight that fills the space with natural light throughout the day. This beautifully designed area ensures parents have a private retreat away from the children. A unique bonus is the mezzanine-style loft perched above the master bed. This private space is perfect for studying, working, or stargazing from the balcony. The additional bedrooms are generous in size, include built-in storage, and can accommodate the rough and tumble of family life. The main bathroom offers a bath, shower, and separate toilet, catering to both guests and family members. Access to the backyard is effortless via the family room's glass sliding doors. A welcoming outdoor entertainment area invites you to enjoy the established, easy-care gardens from the comfort of a cool, shady pergola. Securely gated and fenced all around, this neat and tidy block is child- and pet-friendly, plus offers substantial room to extend, construct a granny flat, or even a swimming pool. With a wealth of modern amenities and thoughtful touches throughout, this home stands out with its impressive 52-panels, 17.5 kW solar power system, featuring a twin Fronius Solar web inverter. This state-of-the-art setup ensures that the home generates ample power to meet the needs of the entire household, making it not only energy-efficient but also environmentally friendly. Offering a desirable locality near Chisholm shops, Gilmore Primary School, local parks, public transport, Greenway shopping district, and various amenities, this home truly has it all.

Location:· Chisholm village shops· Greenway South. Point shopping district· Easy access to Isabella Drive & Monaro Highway· Walking & bike trails, parks & playgrounds· Public transport & schools

The Perks:· Impeccably presented 4-bedroom, 2-bathroom home· Quiet, loop street on a prized battle-axe block· Versatile floor plan with segregated living areas· Single-level home with a spacious master suite and mezzanine loft with balcony· Master wing with large walk-in robe and ensuite with skylight· Ducted reverse cycle heating and cooling throughout· Quality carpet, window furnishings, and built-in robes in all bedrooms· Well-equipped kitchen with ample bench space and storage· Electric cooktop, range hood, dishwasher, and plenty of natural light· Main bathroom with bathtub, shower, and separate toilet· Outdoor living area with timber deck and covered pergola· Landscaped, low-maintenance gardens with potential for further development· Secure, child- and pet-friendly block· Double brick garage with remote control roller and storage space· 17.5 kWh solar system with 52 x solar panels and 2 x Fronius Solar Web inverters· 3-phase power with solar analytic monitoring system (subscription required)· Thermann electric hot water system· 5000L rainwater tank with electric pump· New concrete driveway and renovated kids' area· Colourbond fencing for added privacy and security

The Numbers:· Total internal living: 170.60m²· Garage: 45.5m²· Block: 1,231m²· Rates: \$2,619 p.a. approx.· Land Tax: \$4,135 p.a (investors only)· Land Value: \$470,000 (2023)· Build: 1987· EER: 3.0 Stars