

# 14 Medley Street, Chifley, ACT 2606

## House For Sale

Thursday, 30 May 2024



14 Medley Street, Chifley, ACT 2606

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 742 m2

Type: House



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## Contact Agent

Auction on Site, Saturday 22 June at 3:15pm An opportunity to purchase an established 3-bedroom home only a short walk away from the Woden Town Centre. The home sits on a respectful 742m<sup>2</sup> block, potentially making it ideal for future development or knock down rebuilt (Subject to Approval) The house itself offers plenty of potential and includes a range of original and sought-after elements such as textured cornices, original light switches, wooden bi-fold doors and the stained-glass laundry door. The living room provides plenty of space and natural light and flows seamlessly on to the separate dining room. The Kitchen includes gas cooking and dishwasher, storage includes a large pantry and plenty of cupboards and draws. Accommodation is made up of 3 oversized bedrooms, with the 2 largest ones featuring built-in robes. The main bathroom is full of character thanks to the original tiles and fittings. The wooden vanity is complete with finer details while still servicing all the modern needs. A separate bathtub is positioned next to the stand-alone shower. Outside you will find an established garden with mature shrubs and plants. At the rear of the block, you will find the in-ground swimming pool and surrounding hedges! The pool is ready for its next summer and provides a great space to entertain. Additionally, under the house is a sizeable storage space that is ideal for wine storage or even a potential crafts studio and workshop. The single covered carport provides car accommodation. Chifley is located in the heart of the Woden Valley and offers plenty of ovals, walking trails and tree lined streets. The local shops include a popular cafe, grocery store and a modern park with plenty of seating to relax and enjoy a coffee or pastry from the shops. Features: - Established home with 3 bedrooms - Covered carport - Inground pool - RZ2 zoning on a 742m<sup>2</sup> block - Short walk to Woden Town Centre - Short walk to Local Chifley Shops Figures: Rates: \$4,238 Land Tax: \$7,667 Block Size: 742m<sup>2</sup> Home Size: 126m<sup>2</sup> Zoning: RZ2 Unimproved Land Value: \$820,000