

# 140 Heagney Crescent, Chisholm, ACT 2905

LUTON

## House For Sale

Saturday, 16 December 2023

140 Heagney Crescent, Chisholm, ACT 2905

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 865 m2

Type: House



Gabbi Kalthofen  
0411739957



Melissa Von Der Burg  
0488123530

## Forthcoming Auction

Welcome to your charming new home in the heart of Chisholm! This delightful property offers a perfect blend of comfort, convenience, and potential income. With 4 bedrooms, 1 bathroom, and a unique 2-room granny flat nestled in the backyard, this residence caters to both family living and investment opportunities. The main house boasts four well-appointed bedrooms, providing ample space for the entire family. The well-designed layout promotes a warm and welcoming atmosphere, with natural light flooding through the north-facing windows to highlight the interior's appealing features. One of the standout features of this property is the 2-room granny flat situated in the backyard. Currently rented to a fantastic tenant at \$280 per week, this additional dwelling provides an excellent opportunity for supplementary income or accommodation for extended family members. Set on a generous block, the property includes chook pens, perfect for those seeking a sustainable lifestyle or simply wanting to enjoy fresh eggs daily. The large enclosed tandem carport adds convenience, providing secure parking for multiple vehicles. Conveniently located in Chisholm, you'll find yourself in close proximity to local amenities, schools, parks, and public transportation options. This residence offers a unique blend of comfort, convenience, and potential income, making it an attractive choice for those seeking a home with versatility. Don't miss the chance to make this property your own - whether you're looking for a spacious family home or an investment opportunity with a reliable tenant in place, this residence has it all. Contact us today to arrange a viewing and discover the endless possibilities that await you at this Chisholm gem!

**Key Features**  
4 Bed | 1 Bath | 2 Carport | 2 Room + Kitchen & Bathroom Granny Flat  
Four generously sized bedrooms - three with built-in robes  
Well-sized bathroom with separate toilet  
Large main living room  
Meals and family room exiting out into sunroom  
Original kitchen in immaculate condition with ample storage space  
Electric stovetop and oven with new dishwasher installed  
One-bedroom plus study  
granny flat with bathroom, kitchen and ample storage  
Large backyard with chicken run and garden shed  
Tandem enclosed carport  
Ample parking space at front of home  
Bus stop directly out the front  
Close to local schools and shopping centres

Block size: 865m<sup>2</sup> Living size: 125m<sup>2</sup> Carport size: 39m<sup>2</sup> UV: \$448,000 (2023) Rates: \$2,653 pa approx. Land tax \$4,215 pa approx. (Investors Only - if entire property is rented out) Year of construction: 1986 EER: 1.5 Stars Suburb Snapshot: With plenty of open spaces, Chisholm is a family-friendly suburb in Tuggeranong with a strong community focus. There's one school in the area that caters from preschool through to year 10, with other good school options nearby. Simpson's Hill, which sits between Chisholm and neighbouring suburb Gilmore, is a popular spot for locals to take the dog for a walk. Head to the top and you'll be rewarded with spectacular views of the Brindabellas and across Tuggeranong. The busy Chisholm Shops keeps locals stocked up and well fed with a wide range of shops, services and eateries. In particular it's always worth a visit to Zucchini Bros, a traditional pizza and pasta takeaway joint that's attracted loyal customers from all over Canberra and beyond for more than 30 years.

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