

15 Warby Place, Charnwood, ACT 2615

LUTON

House For Sale

Friday, 3 May 2024

15 Warby Place, Charnwood, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 667 m2

Type: House



Aniko and Peter Carey
0261763466

Auction

In an ideal cul-de-sac location alongside a park with a playground, this tastefully renovated and spacious, privately built home is ready for living and entertaining! It offers generous living areas and bedrooms, and extensive private entertaining space and gardens. Sunlight pours into the renovated kitchen from the northerly aspect and highlights the sparkle in the large expanse of "Blue Ocean" granite benchtops, a touch of luxury. Quality appliances include a Westinghouse induction cooktop and brand new Westinghouse oven, an Akai dishwasher, black glass splashback, pull out pantry and plenty of storage. The dining room opens onto a large paved area of entertaining space with covered and open areas, which are completely private. A bountiful cumquat tree is a decorative feature. Paving continues around to a large clothesline courtyard, offering more outdoor living space. The generous lounge enjoys a sunny north-east aspect and a totally private outlook over the garden, sheltered all around by a dense screen of mature trees. Fresh neutral decor features throughout the home and stylish timber venetians furnish living areas and bedrooms. A cosy slow combustion fireplace, vented to the casual living area, as well as a reverse cycle air conditioner to ensure comfort. A door from the lounge leads into the secure rear garden. Bedrooms are all spacious and offer built-in robes. The updated bathroom features a bath, shower and separate w/c. There is a double carport and adjacent lock-up storage, and double gates to the rear garden where there is a second shed and a raised veggie bed. The secure, low maintenance garden offers plenty of grassy play space for children and pets. A gate opens to the park and playground. It is a short distance to Charnwood shops, Woolworths, St. Thomas Aquinas primary school and is walking distance to Charnwood Dunlop primary school with no need to cross any roads. Ready to enjoy, with all the work done!

Key Features

- Spacious, tastefully renovated, privately built home offering generous living areas and bedrooms, and extensive private entertaining space and gardens
- Ideal cul-de-sac location alongside a park with a playground
- Renovated kitchen with sunny northerly aspect showcases granite benchtops in "Blue Ocean", a brand new Westinghouse oven (never used), induction cooktop and an Akai dishwasher, black glass splashback, a pull out pantry and lots of storage
- Open plan casual living area opens onto a large paved area of entertaining space with covered and open areas, which are completely private
- Spacious lounge enjoys a sunny north-east aspect and private outlook over the garden, sheltered all around by a dense screen of mature trees
- Slow combustion fireplace in lounge (vented to casual living) and a reverse cycle air conditioner
- Fresh neutral decor throughout
- Stylish timber venetians furnish living areas and all bedrooms
- Generous bedrooms feature built-in robes, venetians, drapes and charcoal carpet
- Updated bathroom offers a bath, shower and separate w/c
- Double carport and adjacent lock-up storage
- Double gates to the rear garden where there is a second shed and a veggie bed
- Secure rear garden offers plenty of grassy play space for children and pets
- Garden gate opens onto the park and playground
- Short distance to Charnwood Dunlop primary with no need to cross roads, and Charnwood shops

UV: \$395,000 Rates: \$2,419.85