

16 Rumker Place, Charnwood, ACT 2615



House For Sale

Tuesday, 6 February 2024

16 Rumker Place, Charnwood, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 585 m2

Type: House



Belinda Riding
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Fiona Murray
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Auction

This charming free standing home offers a perfect blend of comfort & functionality. Boasting 3 bedrooms, brand new solar & a spacious 2-car garage with extra height, this property is a haven for those who appreciate both nothing to do & practicality. As you approach, you'll be greeted by a welcoming front porch, setting the tone for the warm & inviting atmosphere inside. The interior has been freshly painted both inside & out, creating a bright & airy ambiance throughout. With 2 separate living areas, there's ample space for relaxation & entertaining. Step outside to discover the undercover entertaining area, perfect for enjoying the outdoors in any weather. The fully fenced backyard provides privacy & security, backing onto a scenic reserve, offering a peaceful retreat at the end of a quiet cul-de-sac. This home is equipped with modern comforts, including new solar panels, evaporative cooling & gas heating to ensure year-round comfort. The bathroom has been tastefully updated & the property features new carpets, a gas & electric cooktop, microwave & refrigerator – all ready for you to move in and start enjoying the lifestyle. From the rear gate you will enjoy a pleasant walk along numerous pathways to local schools, day care centre & the vibrant Charnwood Shopping Centre. This property is ideal for buyers looking to jump into the market but also a practical & convenient choice for families. The large garage with extra height with additional storage at the rear for added convenience will surely impress. Don't miss the opportunity to make this Charnwood gem your own – a unique blend of style, functionality & the perfect space for car enthusiasts!

Highlights: Front porch Cottage style home 2 separate living areas Freshly painted inside & out Undercover entertaining area New solar Evaporative cooling Gas heating Updated bathroom New carpet Gas & electric cooktop Microwave Refrigerator Fully fenced large back yard Backing on to reserve End of cul-de-sac Impressive garage with extra height Large storage at rear of garage Close to public schools & local shops

Essentials: Built: 1975 UV: \$440,000 (2023) Block: 585m² Living: 99m² Garage: 70m² Rates: \$2,597 per annum Land tax: (Investors only) \$4,090 per annum Rental estimate: \$540-\$570 per week EER: 1