

18 Laughton Street, Chisholm, ACT 2905



Sold House

Monday, 14 August 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1017 m2

Type: House



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A treasured setting perfect for the largest families, this single level property is now ready to begin a new chapter. Occupying its position on approximately 1017sqm and set amongst low maintenance gardens, the home offers expansive accommodation that will easily adapt to your own family's needs. Multiple living areas are the first highlight, and the front right of the home represents the formal side with a lounge linking through to a delightful dining zone and both boasting large windows including a bay window which channels extra natural light into the home. For entertaining with family/friends on more casual occasions, the contemporary kitchen is accompanied by a family/meals room complete with easy care flooring underfoot. Fitted with 20mm stone bench tops, extensive storage, a movable island bench with breakfast bar for added convenience, glass splashbacks, and stainless steel appliances, the kitchen is ready to fulfil the cooking requirements of the most avid chef. Then those who enjoy alfresco living will appreciate the inviting spaces on offer. Firstly, off the family/meals area is a large sheltered alfresco area which overlooks the wonderfully private back garden. An additional decked pavilion with peak roof, built-in BBQ, sink and ceiling fan, will be a buzzing hive of activity on weekends with the biggest family event! Back inside and a total of four bedrooms is yet another drawcard providing everyone a special place to call their own, and benefiting from fitted wardrobes, including a peaceful main bedroom with updated ensuite. The family bathroom services the additional bedrooms and offers a separate bath, shower and toilet, while the family-sized laundry with bench and cupboard space has external access. Going further towards meeting the demands of modern day living, the double garage has been converted into a study/games room/rumpus room/teenage retreat with toilet and bench with sink, so the kids can keep their bedrooms (and the rest of the house) from becoming cluttered and messy. However car accommodation isn't compromised with a tandem carport attached to side of home. Superbly complemented by a ducted gas heating system, evaporative cooling and ceiling fans in the main home, two storage sheds, and ample amenities at your finger tips, capture a home that meets every family need, for today, tomorrow and far into the future. The home is currently tenanted under a periodic lease for \$790.00 per week. EER 1.5

Why this home is solely for you: * Well-presented, north-facing, four bedroom, ensuite home with a separate rumpus (converted brick garage) * House size (approximately): Residence - 148.64m²; Converted Garage - 73.25m²; Carport - 40.72m² * Periodic tenancy in place with \$790p/w return * Generous front porch overlooking the large front garden with brick retaining wall and visitor parking * Open plan living area comprises of a front lounge with bay window overlooking the front yard, a dining room with window letting in plenty of light, and a family/meals with a built-in low-lying, wall length cabinet (complements the kitchen cabinetry) * The stylish kitchen is positioned to service both indoor and outdoor living with ease and showcases 20mm stone bench tops, extensive storage, a movable island bench with breakfast bar for added convenience, glass splashbacks, and stainless steel appliances including a gas cooktop, a Westinghouse oven/grill, a Fiori rangehood and a dishwasher * Generously sized bedrooms are located toward the front of home * The main bedroom features a bay window, a ceiling fan, a walk-in robe with custom storage solutions, and an updated ensuite with a spacious shower, a single floating vanity, toilet, floor-to-ceiling tiling and modern tones * The remaining bedrooms are serviced by a renovated family bathroom with floor-to-ceiling tiles with feature tiling, a single basin vanity, a bath, good sized shower and separate toilet * Thoughtful blend of timber laminate and carpeted floors internally * The internal climate is kept in control in winter with a ducted gas heating system, and in summer by evaporative cooling, ceiling fans and honeycomb blinds * Rinnai Infinity 26 continuous flow gas hot water * Large Laserlite covered pergola off the rear of the home * Take the fun further afield with a second covered (peak roof with Colorbond roof) entertaining deck with a built-in BBQ, sink and ceiling fan * The garden consists of gorgeous established trees and bushes, three raised vegetable gardens, and a large grassed area for kids and/or pets to play encapsulated by Colorbond fencing * Side storage shed and an additional shed at the back of the garage * The double brick garage has been carpeted and is currently being used as a rumpus area and it features three access points (the main through a front glass sliding door) and includes a toilet, bench with sink and roof storage * Car accommodation in the form of a tandem carport attached to side of home and there is ample off-street parking * Sought-after location close to Caroline Chisholm Junior and Senior Campuses, Gilmore Primary School, Chisholm Village Shopping Centre, Simpsons Hill Nature Reserve, Fadden Pines, transport and arterial roads, and a short drive to government and private sector offices, shops, restaurants, cafes and sporting facilities at the Tuggeranong Town Centre