

# 20 Alston Street, Chisholm, ACT 2905

## House For Sale

Thursday, 13 June 2024



20 Alston Street, Chisholm, ACT 2905

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 868 m2

Type: House



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## Auction 06/07/2024

Available for sale for the first time in 38 years, this charming family home presents an exciting opportunity for those looking to upsize or secure an affordable residence in one of Tuggeranong's most desirable family-friendly suburbs. Meticulously maintained by the current owner, this home features numerous updates that ensure a smooth move-in experience. Imagine a lifestyle that offers proximity to essential amenities, with a home that is move-in ready yet provides ample scope for personal touches over time. Located opposite Chisholm Oval Playground, the home is bathed in natural light and exudes a sense of space as soon as you step through the front door. Designed with family living in mind, it boasts multiple living areas, including a large formal lounge, dining area, family room, and meals area, all centred around a spacious kitchen. The kitchen has been thoughtfully updated to blend functionality and style, boasting sleek laminate benchtops, a contemporary tiled splashback, and a spacious walk-in pantry. Equipped with modern electric appliances, this kitchen is designed to make meal preparation a breeze, providing both efficiency and aesthetic appeal for the discerning home chef. The family room seamlessly connects to the backyard, offering an inviting transition between indoor and outdoor living. The level lawns and easy-care garden beds provide plenty of space for extensions, play, or entertainment. All bedrooms are generously sized, with three featuring built-in wardrobes and large windows to capture year-round sunlight. The main bedroom is ideally segregated, complete with an ensuite and a full wall of wardrobes. Personal comfort is guaranteed year-round with ducted evaporative cooling, ducted gas heating, and reverse cycle heating and cooling in the family room. The home is equipped with an 11-panel solar power system for lower energy bills and boasts an impressive 3-star energy efficiency rating due to added insulation and its north-facing aspect. Secure parking is provided by a single garage, with additional driveway space for caravans, trailers, or boats. Additional parking is available across the road next to the park, perfect for gatherings with friends and family. Conveniently located within walking distance to Chisholm Primary and Preschool, Caroline Chisholm High, and a short commute to Chisholm shops and South Point Shopping Centre, this property truly is at the heart of it all. Make your next move to 20 Alston Street, Chisholm.

**The Location:**

- Fronting Chisholm Play Space
- Proximity to Chisholm Primary School
- Convenient access to Chisholm Village Shopping Centre
- Nearby recreational spaces at Lake Tuggeranong
- Walking distance to local parks and playgrounds
- Quick commute to South Point Greenway for shopping and entertainment

**The Perks:**

- For sale for the first time in 38 years
- Expansive and level 868m<sup>2</sup> block with potential for extensions or additions
- Immaculate condition, ready for immediate occupancy
- Versatile single-level floorplan with separate living areas
- Ducted gas heating and evaporative cooling throughout
- Additional split system air conditioning in the main living room
- Updated kitchen featuring modern benchtops, a tiled splashback, electric appliances, and a walk-in pantry
- Fully renovated main bathroom with floor-to-ceiling tiles, niche shelving, a bath, and a shower
- Spacious master bedroom with a timeless ensuite and a full wall of built-in robes
- The other three bedrooms are generous in size, with two including built-in robes
- 11-panel solar power system with 2KW inverter
- Quiet street with quality homes and ample off-street parking
- Level lawns and low-maintenance gardens

**The Numbers:**

- Total internal living: 157.80m<sup>2</sup>
- Garage: 32.30m<sup>2</sup>
- Block: 868m<sup>2</sup>
- Land value: \$479,000 (2023)
- Rates: \$2,776 p.a.
- Land tax: \$4,552 p.a (Investors only)
- Built: 1982
- EER: 3 Stars