

21 Lort Place, Chisholm, ACT 2905



House For Sale

Friday, 3 May 2024

21 Lort Place, Chisholm, ACT 2905

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 371 m2

Type: House



Belinda Riding
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Offers over \$635,000

Privately positioned in a quiet cul-de-sac, 21 Lort Place is surrounded by established gardens. This charming, bright & airy freestanding home presents an idyllic haven for downsizers & first-time buyers alike. The heart of the home lies within its inviting kitchen, boasting stone benchtops & seamlessly integrating the open-plan layout with two separate dining areas & lounge, complete with a wood-burning fireplace perfect for cozying up during winter evenings. Offering two generously sized bedrooms, each one equipped with built-in wardrobes & lovely outlooks into the garden, comfort, serenity & practicality abound. The fully fenced garden is a paradise for gardening enthusiasts & ideal for children & pets to play, boasting an array of fruit trees alongside flourishing vegetables, herbs & flowers. Delight in the beauty while enjoying the privacy of your own home. Additional features include reverse cycle air conditioning, modern kitchen, dishwasher, ceiling fan in living room, skylights & ample storage options including a garden shed & carport with attached storage space. Located conveniently near the Chisholm Shopping Centre & the bustling Tuggeranong Town Centre, every essential amenity is just moments away. Chisholm offers several sporting facilities: the Chisholm District Playing Fields, Oval & The Pines Tennis Club. Enjoy the walking trails on Simpsons Hill Nature Reserve with beautiful views over the Brindabella Ranges. Walking distance to both Chisholm Primary, High School & local playgrounds including the new playground space on Alston Street.

Features: Private & quiet cul-de-sac
Single level freestanding home
No body corp/separate title
Ceiling fan & reverse cycle air conditioning
Wood burning fireplace
Modern kitchen with stone benchtops & double sink
Dishwasher 4 burner electric hotplate & Smeg oven
Skylights
Built-ins in both bedrooms
Room to extend
Trees include Fig, Double Grafted Apple (Pink Lady & Gala), Mandarin, Mulberry & Plum. Congo Potatoes, Strawberries, Rhubarb, Herb Garden, Bulbs, Peonies
Colourbond fencing
Garden shed
Carport with ample storage attached

Essentials : Unimproved Value: \$340,000 (2023)
Rates: \$2,247 per annum
Land tax: \$3,239 per annum (investors only)
Built: 1982
Block: 371m²
House size: 107m²
Carport: 25m²
Estimated Rental Return: \$480 - \$500 per week
EER: 2.5