

# 22 Heagney Crescent, Chisholm, ACT 2905



## Sold House

Saturday, 25 November 2023

22 Heagney Crescent, Chisholm, ACT 2905

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 877 m2

Type: House



Jacob Stanton  
0499999734



Jesse Sands  
0402669754

**\$755,000**

AUCTION on-site 16/12/2023 12:30pm Unless Sold Prior. Buyers Price Guide: \$725,000 + Welcome to the timeless elegance of 22 Heagney Crescent, a residence built in 1982 and cherished by a single family for over four decades. This charming north facing property, meticulously maintained and located in a tranquil corner of a well-established, family-friendly suburb, offers an enticing opportunity for first-time homebuyers, downsizers, and savvy investors alike. This single-level abode boasts a thoughtful floorplan, including distinct living spaces such as a formal lounge, dining area, spacious kitchen, family room, a functional bathroom, and generously sized bedrooms. Enjoy year-round comfort with the convenience of reverse cycle heating and cooling. Beyond its functional features, the property presents a canvas for your personal touch. The expansive yard and convenient double metal carport enhance its overall appeal. Looking ahead, envision the potential for extensions, additional car accommodations, or even a granny flat - the possibilities are vast. The block itself offers ample space for a caravan, trailer, or boat, alongside substantial off-street parking for visitors. Beyond the confines of your home, relish the convenience of proximity to Chisholm Village shopping center, public transport, schools, and Erindale shopping center just a short drive away. Your journey into homeownership unfolds at 22 Heagney Crescent - a residence that combines practicality with the massive potential for further capital improvements and customization. Seize this opportunity and embark on the next chapter of your homeownership journey! The Perks: • Single-level 3-bedroom home on a generous flat block • Perfect for first-time buyers, downsizers, or investors • Expansive block with potential for future extensions or a granny flat • Well-designed floor plan offers practical living spaces • Updated kitchen featuring electric cooktop, dishwasher, and oven • NBN compatible with fiber to the node • Roomy separate laundry with convenient access to the rear yard • Bathroom equipped with a bathtub, shower, and separate toilet • Spacious rear yard enclosed with fencing, ideal for children and pets • Includes a double metal carport, concrete driveway, and ample off-street parking • Immaculate block with garden shed, established leafy trees and easy care garden beds • No unapproved structures! The Numbers: • Total internal living: 108.72m<sup>2</sup> • Carport: 34.8m<sup>2</sup> approx. • Block: 877m<sup>2</sup> • Land value: \$479,000 (2023) • Rates: \$2,777 p.a. • Built: 1982 • EER 2 Star Note: The new Territory Plan makes changes to RZ1 zoning. Any Canberra block over 800sqm in an RZ1 zone will be able to build a second dwelling on their block up to 120sqm. - It is recommended all buyers do their own research & due diligence.