

23 Southern Close, Chisholm, ACT 2905



House For Sale

Thursday, 1 February 2024

23 Southern Close, Chisholm, ACT 2905

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Kellie Chalker

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Auction 22/02/2024

Positioned on a generous 1233m² block with just one neighbour and backing a reserve at the end of a quiet cul-de-sac, this airy single-level family home puts the comfort levels of every family member first. In addition to the ducted evaporative cooling in the main living areas, each bedroom has its own reverse-cycle unit, making it easier for everyone to find their temperature bliss, or to shut off areas not in use for greater cost savings. Guests will also be able to tap into the balmy vibe, with a massive covered entertaining terrace that's shaded by mature trees. There's plenty of outside space for kids and pets to burn off some energy, and in winter, the north-facing solar-passive rumpus room will quickly become a favourite sunny spot indoors. This home will also reward with a number of other bonuses such as a second ensuite bedroom, along with the king-size master ensuite. The latter features a gorgeous bay window and enough square meterage for lounge furniture or a reading nook. An adjacent study/home office also benefits from its own private entry. With Richardson Primary School less than a 10-minute walk away, and Caroline Chisholm school campuses within a few minutes' drive, there are plenty of education options nearby. Buyers will also appreciate the convenient access to local shops, major retail centres, sports fields and commuter routes. Features include:

- Big family home with big backyard
- Easy access to cycling and walking trails
- Three living areas plus study with its own access
- Multiple work-from-home options
- Upgraded kitchen with high end AEG induction cooktop and Bosch dishwasher
- Meals area plus formal dining zone
- King-size master featuring walk-in wardrobe and ensuite with double-sink vanity
- Second bedroom with ensuite
- Good-size family bathroom
- Reverse cycle air-conditioning including WIFI controllers to allow for smart home integration
- Ducted evaporative cooling
- Large covered outdoor entertaining
- Segregated playground area
- Shaded yard
- Roses, camellias, crepe myrtles, maples
- Veggie garden
- 7.6KW solar attached to smart inverter which reduces ongoing expenses considerably
- Electrical box updated to smart metre
- FTTN NBN ready
- Double garage
- Off-street parking for up to six cars

Outgoings and property information (approx): Block: 1233sqm Living: 197.63sqm Garage: 43.60sqm Rates: \$3,439.96pa Land tax (if rented): \$5,978.60pa Expected rent: To be advised Year built: 1983 EER: 1.0 Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.