

25 Laughton Street, Chisholm, ACT 2905



House For Sale

Thursday, 6 June 2024

25 Laughton Street, Chisholm, ACT 2905

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Kellie Chalker

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\$695,000+

Positioned a hair's breadth from both the senior and junior campuses of Caroline Chisholm School, this neat starter home's other appealing assets include northerly frontage to a reserve, and a flat 773m² block laid mainly to lawn, giving exceptional opportunity to extend the home's footprint. The existing floorplan already provides great versatility. It allows for an open lounge and dining space as well as a family room/meals area off the kitchen. There's plenty of scope to furnish the spaces to fit your lifestyle with many options to set up a study, reading nook, or gaming area. Benefitting from beautiful easterly light, the efficient kitchen, with its two-seat breakfast bar, is a lovely, warming place to start the day. The recent addition of a new oven adds contemporary amenity. Sensibly separated from the main living areas, the home's three bedrooms are quiet, airy zones with peaceful garden views. They are grouped around a well-maintained family bathroom with walk-in shower and separate bathtub. Living here will put you within a five-minute drive of Chisholm Village Shopping Centre and there are excellent commuter routes to Tuggeranong, Woden and Fyshwick. Features: • Sunny, single-level home • Private, secluded setting • Two segregated living areas • Large flat block with plenty of options to extend, build a granny flat or garage • Freshly painted throughout • Built-in wardrobes fitted to two bedrooms • External shutters on North facing bedroom windows • Reverse-cycle split system • Double metal carport • Plenty of off-street parking • Colourbond fencing • Walking distance to Caroline Chisholm School, Chisholm Village Shopping Centre and public transport options

Outgoings and property information (approx): • Block: 773sqm • Living: 108.40sqm • Carport: 36sqm • Rates: \$2,883.18pa • Land tax (if rented): \$4,757.80pa • Expected rent: \$600 - \$630pw • Year built: 1985 • EER: 2.0

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.