

# 3 Lahey Place, Chisholm, ACT 2905



## House For Sale

Friday, 26 January 2024

3 Lahey Place, Chisholm, ACT 2905

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 473 m2**

**Type: House**



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**\$690,000+**

Welcome to 3 Lahey Place a three-bedroom package that has all of the makings of a wonderful home with a very practical, workable floor plan that seamlessly integrates elements for an effortlessly low-maintenance lifestyle and is ideal for first-time home buyers eager to embark on homeownership, savvy investors expanding their portfolio, or individuals seeking to downsize to a intimate garden retreat. Adding to its immediate liveability is a versatile open living/dining area that forms a fabulous social hub, and is perfectly complemented by a practical galley kitchen featuring a Fiori appliance package. Illuminated by a skylight, this kitchen boasts a ceramic cooktop and an in-built stainless steel oven. Three good-sized bedrooms await, with two equipped with built-in robes. The updated bathroom exudes modern elegance, showcasing white floor-to-ceiling tiling, feature tiles, a generously sized shower, bath, single-basin vanity, mirrored two-door shaving cabinet, and a toilet. Practicality meets convenience with a good-sized laundry adjoining the kitchen, offering easy access to the backyard where the manageable oasis outside can set the stage for laid-back BBQs or harmonious gatherings and features an open-air brick-paved area, a grassy expanse bordered by established plants, a discreet storage shed for tools, bikes, and gardening equipment, and secure fencing, including new Colorbond on two sides. The main driveway provides room to park off the street and leads to the single carport. Discover the convenience of residing in this strategically located property, just moments away from Chisholm junior and senior school campuses, Chisholm, Calwell, and Erindale shops, as well as the bustling Tuggeranong Town Centre (South.Point Shopping Centre). Easy access to major arterial roads including Isabella Drive, Johnson Drive, Ashley Drive, and the Monaro Highway add a layer of convenience, streamlining daily commutes and errands. EER 1.5

Why this home is solely for you: \* Three bedroom haven for those seeking a well-maintained abode that offers elements for a effortlessly low-maintenance lifestyle \* Ideal for first-time home buyers eager to step into homeownership, savvy investors expanding their portfolio, or individuals looking to downsize to a cozy yet spacious garden retreat \* House size: Residence: 86.68m<sup>2</sup>, Carport: 16.50m<sup>2</sup> \* Open living/dining room forms a fabulous social hub with the kitchen \* Practical galley kitchen with a Fiori appliance package including a ceramic cooktop and in-built stainless steel oven, illuminated by a skylight \* Three good sized bedrooms, two with built-in robes \* An updated bathroom with floor-to-ceiling tiling, feature tiles, a good sized shower, bath, single basin vanity, mirrored two door shaving cabinet and toilet \* Combination of carpet in the living area and bedrooms and tiles in the dining room, kitchen, bathroom and laundry \* Comfort is maintained by a Fujitsu reverse cycle air conditioner in the living room \* Good sized laundry adjoining the kitchen, with back yard access \* The backyard is a generously proportioned oasis, and sets the stage for laid-back BBQs or harmonious gatherings with friends and family and comprises an open air brick paved area, a grassy expanse bordered by established plants, a shed offering discreet storage for tools, bikes and gardening equipment, and secure fencing (new Colorbond on two sides) \* Covered car accommodation is provided by a single carport, while there is ample open, off-street parking available too \* Conveniently located near Chisholm junior and senior school campuses, Chisholm, Calwell, and Erindale shops, Tuggeranong Town Centre (South.Point Shopping Centre) and with easy access to the arterial roads of Isabella Drive, Johnson Drive, Ashley Drive and the Monaro Highway