

**30 Muntz Street, Chisholm, ACT 2905**

LUTON

**Sold House**

Thursday, 10 August 2023

30 Muntz Street, Chisholm, ACT 2905

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 900 m2**

**Type: House**



Aniko and Peter Carey  
0261763466

**\$855,000**

Very comfortable home, on a fantastic block over 900 sq.m. in peaceful location! This lovely home is situated on the high side of a peaceful street, just metres from a green belt reserve, leading to shops and primary school. It offers separate living areas, four bedrooms, ensuite and a private, sunny entertaining area. Attractive, easy care landscaping complements the excellent street appeal. The welcoming entry features quality wool carpet in a neutral shade, which furnishes most of the home. The formal lounge has an outlook towards the Brindabellas, sometimes dusted with snow. A reverse cycle air conditioner and ducted gas heating provide comfort. Downlighting adds a sparkle to formal and casual living areas in the evening. From the dining room a sliding door opens onto a wide area of entertaining along the rear of the home, where you can bask in the winter sunshine, enjoying a morning coffee and private outlook over the garden. The neat kitchen offers updated appliances, stainless steel gas cooktop, oven, grill and Bosch dishwasher. There is a good amount of bench space and storage. The kitchen overlooks the carpeted family room and large rear garden. The generously proportioned master bedroom offers a walk-in robe, ensuite, reverse cycle air conditioner and views towards the mountains. Situated adjacent to the entry, the fourth bedroom may be used as a study. All bedrooms are furnished with carpet and drapes in excellent condition. The updated main bathroom features a bath, shower and separate w/c. The extensive entertaining area, with a pergola at the centre, is bathed in winter sunlight from the east and north aspects and can easily accommodate larger gatherings. Shrubs and trees screen the safely enclosed, low maintenance garden with plenty of lawn for children. Conveniently accessed under cover of the eaves from the entertaining area, the enclosed brick double carport is equipped with two auto roller doors, and there is a garden shed. From the excellent location in a quiet street, it is just steps to a green belt reserve which leads to Richardson shops and primary school, and to Caroline Chisholm playground and Simpsons Hill nature reserve. Shops in Chisholm, Tuggeranong Hyperdome, government offices, swimming centre and lakeside nature trails are only a short drive!

**Key Features-** Immaculately presented home on high side of quiet street, just metres from a green belt reserve- Vast block of approximately 917 sq.m.- Spacious family home offering separate formal and casual living areas, four bedrooms and ensuite- Quality wool carpet features from entry through formal living, family room, hallways and bedrooms- Elegant formal lounge offers glimpses of the Brindabellas, occasionally dusted with snow- Reverse cycle air conditioner in dining room, plus ducted gas heating- Downlighting in formal and casual living areas- Sliding door from dining onto a wide, sunny entertaining area extending along the rear of the home- The kitchen features updated gas cooktop, oven, grill and Bosch dishwasher- Ceiling fan in family room and most bedrooms- Generous master bedroom offers a walk-in robe, ensuite and a reverse cycle air conditioner- Updated main bathroom features a bath, shower and separate w/c- North and east aspects to entertaining area with a pergola, allows for year round enjoyment- Large private rear garden, safely enclosed with extensive grassy play area and garden shed- Double, enclosed brick carport, equipped with one auto roller doors- Secure convenient access from rear of carport to entertaining area, under shelter of the eaves- Green belt leads down to Richardson shops and primary or up to playground and Simpsons Hill nature reserve- Short drive into Chisholm shopping centre, Tuggeranong Hyperdome, government office, swimming centre and nature trails around lake

Rates: \$2,792 (approx.) UV: \$ 506,000 (approx.)