

**32 Mofflin Street, Chisholm, ACT 2905**



**Sold House**

Sunday, 20 August 2023

32 Mofflin Street, Chisholm, ACT 2905

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 875 m2**

**Type: House**



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## Contact agent

What you see: Renovated so you don't have to and a property designed to be a crowd-pleaser both inside and out. Every detail considered to be the ultimate entertainer and finished with the modern touches that make a family home, exactly that. What we see: An easy decision. See more: Fully renovated family home with open plan kitchen, dining, meals area and family room. Gourmet kitchen with waterfall stone bench tops, soft close drawers, tiled splashback accompanied by ample storage and bench space. Appliances include Fisher & Paykel stainless steel appliances, five burner gas stove, electric oven, built in microwave and dishwasher. Northerly appointed master bedroom with walk-in robe and ensuite. Three additional bedrooms with built-in robes/recessed spaces for freestanding robes. Main bathroom with free standing bath & shower combo featuring dual showerheads. Separate study with built in joinery and storage. Separate sunken lounge. Ducted reverse cycle heating and cooling. Separate laundry. Plantation shutters throughout. Exterior shutters to front windows. Instantaneous gas hot water system. Covered alfresco for outdoor entertaining. Sprawling flat backyard with landscaped, low maintenance, manicured gardens and spa. Basketball court. Garage with four car accommodation. Tandem enclosed carport with two car accommodation and automatic door. Ample off-street parking and horseshoe driveway. Within 1 minutes' drive to Chisholm Oval Playground. Within 3 minutes' drive to Caroline Chisholm School - Junior and Senior Campus. Within 5 minutes' drive to Chisholm Village Shopping Centre. Within 24 minutes' drive to Canberra CBD. Total living: 197m<sup>2</sup>. Garage: 63m<sup>2</sup>. Carport: 46m<sup>2</sup>. EER: 2.5. Block: 875m<sup>2</sup>. Built: 1985. Rental range: \$680 - 730 p.w. Rates: \$2,633 p.a. Land tax: \$4,168 p.a. Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties make further enquiries.