

**4 Pell Place, Chifley, ACT 2606**



**Duplex/Semi-detached For Sale**

Saturday, 18 November 2023

4 Pell Place, Chifley, ACT 2606

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Duplex/Semi-detached**



Eva Bono

0415668718

## Auction 07/12/23

What you see: An updated residence with a flexible floor plan and the versatility for rental income or multi-generational living. Nestled in a quiet cul-de-sac and conveniently positioned to capitalise on the best Woden Valley has to offer. What we see: A smart buy. See more: Main residence Updated 3 bedrooms 1 bathroom residence East facing living with views over Woden Valley 3 good sized bedrooms with built in robes Kitchen with gas cooktop, dishwasher & externally ducted rangehood Ample storage Tasmanian Oak timber flooring Luxaflex blinds in living & kitchen dining Block out roller blinds in bedrooms Ducted gas heating Ducted Evaporative cooling Large laundry with built in cupboards Large bathroom with double vanity, shower and toilet Additional separate toilet Covered outdoor entertaining area Easy maintenance backyard Under house storage 2 lockup garages & external parking Self contained unit 1 bedroom & 1 bath North/East Aspect with views over Woden Valley Separate entry Fully equipped kitchen Large bedroom with BIR Reverse Cycle Split System Priority Enrolment Area for Torrens Primary & Melrose High Schools' 4 min drive to Westfield Woden 9 min drive to Canberra Hospital 13 min drive to Parliament House 16 min drive to Canberra Centre Total Living: 158m<sup>2</sup> Garage: 110m<sup>2</sup> EER: 1.5 Year Built: 1966 Rates: \$4,767 per annum Rental Income Estimate Main House: \$580-\$630 per week Rental Income Estimate Self Contained Unit: \$400-\$450 per week 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 to make further enquiries.