

40 Gledden Street, Chifley, ACT 2606

House For Sale

Wednesday, 12 June 2024



40 Gledden Street, Chifley, ACT 2606

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 678 m2

Type: House



Brett Hayman
0411414624



Martin Faux
0421593602

Auction

Positioned on an elevated 678 sqm parcel of land, this light and airy home enjoys a pleasant northerly outlook. The well-equipped kitchen with island bench has been opened up to create an immense living area, which features a floating timber floor. Accommodation consists of three bedrooms complimented by a renovated bathroom with a spa bath and a separate toilet. The covered rear deck overlooks the mature native garden with additional storage sheds. Other features include ducted gas heating, evaporative cooling and a single carport. Positioned within walking distance to the fabulous Woden Town Centre, the trendy Chifley shops and excellent public and private schools. Additional features:- Light and airy throughout- Open plan living area- Renovated bathroom- Ducted gas heating- Evaporative cooling- Low maintenance garden- Quality window dressings- Instantaneous gas hot water- Well appointed kitchen with dishwasher, granite topped island bench, modern electric appliances and custom kitchen cabinetry- Three bedrooms, master is extra large with custom wardrobes installed- Large under cover timber deck with elevated valley views- Easy care native garden with no grass to mow & plenty of healthy shrubs and plants plus garden shed storage- Close proximity to schools, shops and public transport, easy access to the thriving Woden Town Centre & the Canberra Hospital plus access to public transport in all directions. EER: 1.0 Living Area: 96m² Rates: \$4,137 pa (approx) Land Tax: \$7,454 pa (approx) Land Size: 678m² Land Value: \$842,000 (2023)