

40 Proctor Street, Chisholm, ACT 2905



Sold House

Thursday, 18 April 2024

40 Proctor Street, Chisholm, ACT 2905

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



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Contact agent

Situated on 866sqm of gently sloped, RZ2 zoned land, a neat and tidy three-bedroom home with the scope to personalise, update or redevelop. Ready to move-in, the home's natural light, neutral palette and spacious, open-plan layout offer a brilliant canvas to create your dream home, in a position experiencing sensational capital growth. Featuring an updated kitchen, good-size living areas and three large bedrooms, including an extended main bedroom with walk-thru study. A spacious, family-friendly backyard offers a timber entertaining deck and plenty of established trees, ideal for the growing family. Positioned opposite playing fields, with the Chisholm Shops just a short walk down the road, the convenient location truly underpins the value of this offering. Features:- Neat three-bedroom home on 866sqm of RZ2 zoned land.- Wall heater in lounge room.- Freshly painted interiors.- Light-filled property, with large profile windows.- Large rear lounge room, separate formal dining at front.- Updated kitchen with timber bench tops and stainless-steel appliances.- Extended main bedroom with separate study space.- Timber entertaining deck, overlooking the rear garden. - Single carport and single garage.- Situated across from Playing Fields.- 300m to Chisholm Shops, 8 minutes to Erindale Shops.- 25 minute drive to Canberra CBD. Property Details: House Size: 140sqm Block Size: 866sqm EER: 1.5 UCV: \$460,000 Estimate of Rental Return: \$600 - \$630 per week. Notes: Figures are approximate.