

**40 Wolstenholme Street, Chisholm, ACT 2905**



**Sold House**

Thursday, 5 October 2023

40 Wolstenholme Street, Chisholm, ACT 2905

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 463 m2**

**Type: House**



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**\$656,800**

Not only does this north-facing home offer an opportunity to get a great foothold in the market, but its location close to Caroline Chisholm Junior and Senior Schools, the Chisholm Village Shopping Centre and multiple parks and sports fields means you could leave the car at home and walk just about everywhere you need to go. Wrapping a front courtyard which could easily double as a second entertaining space, the home's living areas are bright and welcoming thanks to full-height windows, timber-look floors, a lounge room with triple aspect, and a central kitchen that provides the main hub. Boasting updated appliances, good storage and a flowing layout, the near new kitchen is perfect for meal prep while giving great sightlines to the adjacent family room so you'll still feel connected to everything that's going on. Two bedrooms are well located to the eastern wing of the home and have views to the secure rear garden which has a second covered terrace and a covered pergola that sits deeper in the garden, providing opportunities to park a vehicle or set up a home gym. Features include:

- Single-level free-standing home on a corner block
- Two entertaining spaces
- Two bedrooms, both with built-in wardrobes
- Timber-look flooring to lounge and dining room
- Refreshed kitchen with stainless-steel appliances, microwave niche, pantry and breakfast bar
- Family bathroom with separate shower and bathtub
- Reverse-cycle split system
- Laundry with rear access
- Flat, secure yard laid primarily to lawn
- Off-street parking for three cars

Outgoings and property information (approx):

- Block size: 463sqm
- Living size: 107.16sqm
- Rates: \$2,868.76pa
- Land tax (if rented): \$4,724.20pa
- Expected rent: \$470-\$500pw
- Year built: 1982
- EER: 1.0

Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.