

42B Proctor Street, Chisholm, ACT 2905



Sold House

Saturday, 17 February 2024

42B Proctor Street, Chisholm, ACT 2905

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 433 m2

Type: House



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\$810,000

Experience the epitome of convenience with this meticulously presented north-facing 3-bedroom ensuite dual-occupancy. Revel in the perfect fusion of spaciousness, style, and ease as you step into a move-in-ready haven filled with modern amenities. Nestled in a prime location, this residence offers proximity to all essentials. A brief stroll takes you to the local Chisholm Shopping Village, Vikings Club, Aldi shopping center, bus stops, playing fields, walking tracks, and nearby primary/high schools. Swift access to Isabella Drive and the Monaro Highway ensures a convenient 15-minute drive to the airport. As you enter, an abundance of natural light welcomes you, accentuating the spacious interiors. The open-plan living, well-appointed kitchen, chic bathroom, and comfortably sized bedrooms create an inviting atmosphere. A double garage with internal access, ducted reverse cycle heating/cooling, private alfresco setting, and manicured lawns bordered by hedges complete the package. The kitchen, a focal point of modern design, boasts a stylish island bench, sleek stone benchtops, and an elegant glass mirror backsplash. Practicality meets luxury with abundant cupboard space and top-tier appliances including the Bosch stainless steel oven, 4-burner gas cooktop, and Samsung dishwasher. Indulge in the luxurious main bathroom adorned with floor-to-ceiling tiles, a spa-like ambiance, a refreshing rain shower head, and a full-sized bathtub. The master bedroom exudes sophistication with glass mirror sliding wardrobes and a private ensuite, offering an exclusive retreat. Generously sized additional bedrooms feature practical glass sliding wardrobes, ensuring ample storage and modern functionality. Step outdoors to a private oasis with a covered alfresco entertainment space, complete with a ceiling fan and a stylish woodfire pizza oven, creating an ideal setting for gatherings. Whether you're seeking to downsize, secure your first home, or expand your investment portfolio, this residence offers a myriad of reasons to fall in love.

The Lifestyle:

- Chisholm Village Shopping Centre with Coles, Aldi, butcher, chemist, newsagent/post office, gym and multiple cafes and restaurants.
- Chisholm Vikings
- Chisholm Oval and playground
- Caroline Chisholm School & Gilmore Primary
- South Point Shopping Centre
- Easy access to Isabella Drive & Monaro Highway
- Bus Stops, Walking, bike trails, parks & playgrounds including easy pedestrian access to Fadden Pines

The Perks:

- North facing 3-bedroom ensuite dual occupancy
- Move in ready residence with modern inclusions
- Open plan and modern sunlit living areas
- Tiled floors throughout with carpet to bedrooms
- Quality roller blinds to living areas and bedrooms
- L.E.D lights throughout for brighter lighter living
- Spacious kitchen featuring island bench and stone benchtops
- Bosch stainless steel oven, 4-burner gas cooktop, and Samsung dishwasher.
- Generous storage throughout including separate linen press
- Rheem Instantaneous gas hot water system
- Master bedroom with glass mirror sliding wardrobes and ensuite
- Luxurious main bathroom with floor-to-ceiling tiles and rain shower head
- Generously sized additional bedrooms with practical glass sliding wardrobe
- Separate toilet plus laundry with rear courtyard access
- Ducted reverse cycle heating & cooling throughout for year round comfort
- Colorbond fencing an enclosed yard
- Manicured lawns bordered by hedges creating a tranquil environment
- Raised garden bed perfect for vegetables
- Natural gas connection outdoors for BBQ
- Outdoor oasis with woodfire pizza oven and ceiling fan for entertaining
- Double garage with internal lockable access + single panel remote access
- Additional carport for guest car accommodation or trailer
- 4000L rainwater tank with tap

The Numbers:

- Total internal living: 112.26m²
- Garage: 37.28m²
- Block: 433m² approx.
- Rates: \$677 p.q approx.
- Land tax: \$896 p.q approx. (Investors only)
- Rental Estimate: \$640-\$670 p.w approx.
- Build: 2013
- EER: 3.5 Stars

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.