

45 Blackburn Street, Pearce, ACT 2607

House For Sale

Thursday, 18 April 2024



45 Blackburn Street, Pearce, ACT 2607

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Chris Wilson
0418620686



Jack Wilson
0402367713

Offers Above \$1,049,000

Located in a quiet loop street on an easy-care block, this home offers many benefits for the home buyer who is looking for ease of care living in a convenient location. Featuring 4 bedrooms, two bathrooms and double garage, the heart of the home is undoubtedly the sun-drenched formal lounge and dining area that offers a pleasant tree lined outlook from the myriad of windows. Enjoy top-notch education options with Marist College, Melrose High School, and Torrens Primary nearby, while excellent public transport links make commuting to Woden and beyond - effortless. Offering easy access to nature with nearby trails leading up to Mt Taylor and in close proximity to both Pearce or Chifley shops, as well as Westfield Woden and Canberra Hospital. Don't miss this opportunity to embrace convenience and tranquility in Pearce - schedule a viewing today! Features of the home include:

- 4 spacious bedrooms the main with ensuite bathroom.
- Freshly painted throughout along with new carpet to the bedrooms.
- Plantation shutter blinds to the living area windows.
- Rear deck on the northern side of the home.
- Double garage & storage under the home.
- Close to reserve and walking trails that lead onto Mt. Taylor nature area.
- Positioned mid-way between Pearce & Chifley shops.
- A short distance to Marist College & Melrose High School.
- Polished timber flooring to the living areas.
- Gas heating.
- R/C air conditioning to main bedroom.

UCV: \$850,000 Block Size: 789m² House Size: 198m² = 153m² internal residence + 45m² garage Year of Construction: 1968 EER: .05 Outgoings: General Rates: \$1,111 p/qtr (approx.) Land Tax (investors): \$2,024 p/qtr (approx.) Disclaimer: The material and information contained within this marketing is for general information purposes only. Cream Residential Pty Ltd does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. We recommend all interested parties to make further enquiries and seek further advice. You should not rely upon this material as a basis for making any formal decisions.