

# 6 Kerr Place, Charnwood, ACT 2615

home by holly

## Sold House

Thursday, 18 January 2024

6 Kerr Place, Charnwood, ACT 2615

Bedrooms: 3

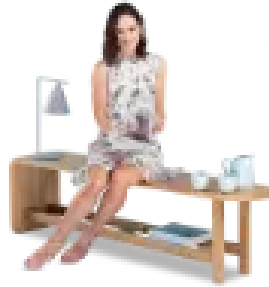
Bathrooms: 1

Parkings: 2

Type: House



Sally Strang + Ash Costello  
0491850701



Ash Costello  
0491850701

**\$665,000**

#soldbysally #soldbyash \$665,000 Enveloped in pretty gardens, this immaculate and happy three bedroom home enjoys open plan living and a lovely quality of dappled daylight that changes with the seasons and the movement of the sun throughout the day. There is a wonderful connection with outside as living merges deck side, perfect for summer entertaining. Surrounded by green spaces, the home is within easy walking distance of both parks and schools. Within timber floors flow underfoot and large windows frame leafy foliage at every turn. The living rooms has built-in-joinery spanning the full length of one wall, perfect for display and the warming focal point of a home library. With easy drift to deck and garden and open sociability with the kitchen and dining, this is a hardworking social hub that fosters relaxed family togetherness, easily switching to embrace larger celebrations. Ample storage provides a spot for everything within the neutral kitchen. A peninsula provides extra seating and lets small hands help with meal prep. Adjacent is the light and bright dining space with large windows that frame flowering camelias. Think a cosy table drenched in light...the kids doing their homework as you cook, lively conversational flow and hearty family meals. Three large bedrooms take in peaceful views and centre around a family bathroom with tub and separate toilet. There is an adjacent laundry with built-in-cabinetry for storage and direct access to the garden and hills hoist. Garden beds teem with mature fruit trees and shrubs. The soft lawn is perfect for the kids to play. Of course, the large timber deck is where one imagines the family spending most of the summer days and evenings, enjoying the shelter while still feeling connected with the outdoors, think the table set for plenty, shared story and laughter, cooling natural breezes, scents straight off the blooms and the soothing calls of birdlife. This immaculate home is situated in the leafy suburb of Charnwood, known for its family/community values. Enjoying a nice elevation and dotted with green spaces, Charnwood also offers convenient access to the Belconnen precinct, AIS, UC and GIO stadium. The home is close to Charnwood shops with Woolies, BWS and Barney's Boutique for secondhand treasure. Spence and Melba shops are also not far, with Mamé café, in Melba court being a local favorite. Within walking distance to Peat Place Playground and Mt Roger's reserve, the home is also a few steps from local schools. It is just 14 minutes to the inner-north, and 22 minutes to the CBD by car. features..immaculate and light filled three-bedroom house in the sought after family friendly suburb of Charnwood. open plan living, dining and kitchen that flows to a large, sheltered deck. enveloped in mature and pretty gardens that provide colour, privacy and shade. front porch. timber flooring. high ceilings. built-in-joinery within the generous living area. light filled dining space with garden views. neutral kitchen with banks of storage, stainless steel appliances and breakfast bar/peninsula. three large bedrooms with leafy garden views. family bathroom with tub and separate toilet. internal laundry with storage and direct garden access. large sheltered rear entertaining deck. private driveway and double garage. ducted gas heating. ducted evaporative cooling. established front garden with flowering camelias and soft lawn. veggie garden beds, established fruit trees .close to parklands and reserve, handy to local shopping centres and the thriving Belconnen precinct .close to transport, schools and a mere 22 minutes to the CBD by car. EER: 2.5 Land size: 562m2 approx. Land rates: \$2,362 approx. Land value : \$380,000 approx.