

6 Mudie Place, Charnwood, ACT 2615



House For Sale

Friday, 10 May 2024

6 Mudie Place, Charnwood, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 725 m2

Type: House



Peta Barrett

0499044028

Auction, Sat 1st June at 11:30am

Auction Location: On-Site Set in a lovely cul de sac, this well cared for privately built home could be just what you've been waiting for. Oriented towards the north, the home boasts an optimal aspect, flooding the interiors with natural light. Featuring three generously sized bedrooms, two with built in wardrobes, and a main bedroom complemented by an ensuite bathroom. The living spaces are expansive, comprising a separate lounge, dining area, and a meals area. The kitchen, recently renovated, is a culinary haven equipped with a fantastic 900mm stove, stone benchtops and a large breakfast bar. And there is a long list of other premium features, such as solar panels, ducted heating and cooling, new carpets and floating floors. Outdoors, there is a sizeable double garage with workshop space, the large yard is low maintenance and has well established fruit trees and vegetable gardens and there is a great covered deck ideal for alfresco entertaining. Backing a leafy park, the location is peaceful and private with great walking paths and a children's playground nearby, ideal for dog lovers or young families.

- Great northerly aspect
- Three ample bedrooms
- Spacious light filled living areas
- Near new kitchen with stone benchtops
- Ducted reverse cycle heating and cooling
- Solar panels
- New carpets and polished floating floors
- Well established yard,
- Great covered deck for entertaining
- Double garage with workshop space
- Quiet cul de sac location backing parkland

Quick Stats: Internal living size: 127sqm approx. Land size: 725sqm approx. Rates: \$2,599pa approx. Land tax (only if rented): \$4,090pa approx. Year built: 1980 EER: 1.0