

6 Shann Place, Chifley, ACT 2606

LUTON

House For Sale

Saturday, 18 November 2023

6 Shann Place, Chifley, ACT 2606

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 809 m2

Type: House



Jane Ahern

0409042396

Auction

This neat three bedroom, one bathroom property is positioned on a large 809m² north-west facing block in a quiet, leafy cul-de-sac. It offers the flexibility to create your ideal home and lifestyle in a sought-after location, a stone's throw away from local amenities and Woden town centre. With the house set amidst pretty leafy gardens, the large block gives you plenty of options for extending the home, renovating, re-building or adding a grandparent flat or studio – there's heaps of room here. Stepping inside, leave your coat and shoes in the convenient porch/mud room before entering the house to soak up the natural light in the open living areas. Adjacent to the neat and functional kitchen, the dining area looks out through a feature bay window that overlooks the charming front garden. Freshly painted throughout and with new carpet, two of the three bedrooms have built-in robes and the bathroom has been upgraded with a shower over the bath and a separate toilet. The laundry has room for storage and opens to a rear, screened patio - ideal for watching the children and pets run around in the level backyard, it is the perfect place to wind down at the end of the day. Curving around the top of Shann Place, Chifley Oval provides a natural pathway to Chifley Pre-School, the Health and Wellbeing Hub and the local shops where you can enjoy first class coffee and baked goods from the Grocer and Grind, or gather for brunch at the Bite to Eat café while the kids enjoy the adjacent play area and oval. The property is an outstanding value proposition thanks to its superbly convenient location and the opportunities it offers. An easy walk to all the offices, clubs, shops and facilities of Woden town centre, and with the Canberra Hospital, all ages and stages of public and private schooling within easy reach, not only is capital growth highly likely, but this is also an excellent investment opportunity. Live in or rent the home while your plans are drawn up for your new home, or add it to your investment portfolio. This home is in a regenerating suburb in the heart of Canberra with renovated and next generation homes dotted throughout. Where better to create your new home and fulfil your lifestyle dreams? Come and see what's possible. Features:- Mostly original 3 bedroom 1 bathroom home - New carpet, freshly painted - Located in a leafy cul-de-sac - Ripe for renovation/extension/re-build - Plenty of room on block for studio/separate accommodation - Easy walk, or a short drive to Woden town centre - Walk to Chifley shops and café - North-west facing lounge room - Dining area adjacent to kitchen - Upgraded functional kitchen - Stove with gas cooktop, plenty of storage - Double sink, overlooking lush front garden - 2 of the 3 bedrooms with built-in wardrobes - Bathroom with shower over bath - Separate toilet - Large laundry with external access - Ducted gas heating - Gas fire in lounge room - NBN Fibre to the node - Covered, screened rear patio - Single carport - Large back yard with lawn, paved area - Storage shed - All stages of schooling nearby - Easy access to main transport routes - Built: 1965 EER: 1.5 Unimproved Land Value: \$768,000 (2023) Rates: \$3,756 pa Rental Appraisal: \$620-\$680 per week All amounts, values and measurements are approximate and not to be relied upon. Buyers to make their own enquiries.