

7 Chauncy Crescent, Richardson, ACT 2905

Sold House

Monday, 14 August 2023



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Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House



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\$725,000

New Listing. Ideally located in a peaceful Crescent in popular Richardson ACT, this home ticks all the boxes as an ideal purchase for a first home buyer, motor enthusiast, tradesperson or long term investor. All the hard work has been completed, and the home has been recently renovated and presented in immaculate condition. Upon entering the home, and to your left, you will view the spacious L shaped lounge and dining rooms, flowing into the modern kitchen and large family room. Attractive floor tiles have been added to the flooring throughout most areas of the home, which allows for ease of maintenance and cleaning. From the living area you progress to bedrooms 1 & 2, facing to the front of the home, and bedroom 3, bathroom & laundry, facing to the rear. A set of double built in robes is installed in the master bedroom. There is also ample under cover car accommodation for 4 cars, as the residence has a large double carport to RH side, with a bonus enclosed carport with tilt a door behind. A workshop has also been added to the rear of the enclosed carport, plus a storage room. Truly an area which a tradesperson or motor enthusiast would enjoy for storage or siting of cars, work van, trailer or a workshop hobby area. Additional information:* Three bedroom conventional design residence, circa Nov. 1993 as per plan* Vogue presentation throughout* Modern kitchen, with electric appliances, updated Aug 2016* Braemar WF30NG gas wall furnace to family room, instal Sep 2016 * Carpet to entrance and family room* Floor tiles to bedrooms, lounge/dining & amenities rooms* Double Built in robes to master bedroom* Tastic to bathroom * Free standing cupboard to laundry* Rinnai26L gas instantaneous HWS, plus 2 digital control pads in home* Large covered pergola to rear of home* Double carport to front, plus* Enclosed double carport & workshop area to rear* Garden Shed, plus a storage room* Water tank to rear yard* Colourbond and timber fencing, plus access gates to rear yard* Gross Floor Area (GFA) of residence 112 m2 as per EER* Block size: 692 m2* Land Value: \$431,000 (2022)* General Rates: \$2,593 per annum* Land Tax: \$3,827 per annum |(if investment property)* Water & Sew. approx \$884.00 per annum* EER 1.5 star* Rental potential if sold to investor \$550-\$570 per week approx* Pls note, the old solar HW system has been disconnected* Roof rejuvenation completed in Sep 2012 For an inspection of the home, or to request a copy of the public contract, pls contact Bob Hayward, Sales Consultant, Hodgkinson Real Estate, at email: bh@hodgkinsonrealestate.com.au or phone mobile 0437 357 855. Thank you for your interest in 7 Chauncy Cres Richardson ACT . An early sale is anticipated.