

7 Phillimore Place, Charnwood, ACT 2615

LUTON

Sold House

Thursday, 15 February 2024

7 Phillimore Place, Charnwood, ACT 2615

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 692 m2

Type: House



Tim and Justine Burke
0411878587



Julia Atkinson
0410141016

Contact agent

The essence of this neat-as-a-pin property in a quiet Charnwood cul-de-sac location is the perfectly balanced indoor/outdoor lifestyle it's been designed to provide. The single-level home has a separate title (no Body Corporate). The interior's practical layout includes two bedrooms with built-in wardrobes, an original but super-neat bathroom with lovely feature window and separate toilet, large laundry, and the living spaces - a spacious L-shaped lounge and dining zone, and the central open-plan kitchen/meals area. The updated kitchen has generous cabinetry, pantry, fridge nook, breakfast bar, and electric cooking. Interior comfort is provided by a reverse cycle split system and two wall heaters. Stepping outside from the meals area you take in a 180° view of the gorgeous north-facing backyard, a private oasis you'll just want to enjoy at every opportunity. A covered, paved patio runs along the rear of the home and around the corner to a large entertaining area. Beyond the paving is a lovely section of lawn, a discreet small shed, and garden beds with established plantings and trees including crepe myrtles, all surrounded by Colorbond fencing. There is car accommodation in a single carport, the driveway and a dedicated space at the front of the attractive and easy-care front garden. At your fingertips are a range of educational institutions, sports ovals, club, gym, comprehensive retail and dining amenities.

Features:-
- Neat-as-a-pin single level home in quiet cul-de-sac
- Separate title (no Body Corporate)
- Updated kitchen
- Two bedrooms, both with built-in wardrobes
- Reverse cycle split system and electric wall heaters
- Huge backyard with lovely gardens
- Covered and paved rear patio and large entertaining area
- Single carport plus off-street parking
- Fantastic first home/downsizer/investment
- Rental appraisal of \$520 to \$550 per week
EER: 1.5
Land Size: 692m²
Living Size: 93m² (approx.)
Land Rates: \$2,599 p.a (approx.)
Land Value: \$440,000 (approx.)