

# 8 Cousin Place, Chisholm, ACT 2905

LUTON

## House For Sale

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8 Cousin Place, Chisholm, ACT 2905

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 861 m2

Type: House



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## Auction

Michael Martin and Kelsey Tracey from Luton Properties are proud to present to the market 8 Cousin Place, Chisholm. This exceptional 861m<sup>2</sup> block offers prospective buyers more value, versatility, and more investment return than your standard free-standing home. With a combination of six bedrooms and three bathrooms split across both the primary and secondary residence this home will suit a variety of extended, blended and growing families. Located in a highly sought after pocket of the suburb surrounded by phenomenal walking tracks and short distance to public transport, local schools, and Chisholm Village Shops, this is an opportunity not to be missed. The finer details: Living size (primary residence): 171 sqm Living size (secondary residence): 57 sqm Garage size: 53.70 sqm EER (primary residence): 1.0 Stars EER (secondary residence): 6.0 Stars Block size: 861 sqm Key features of the primary residence: - Separate and spacious living areas including the formal lounge, dining and open plan family room - Updated kitchen with an abundance of bench space, large pantry, servery window, electric cooktop, dishwasher and fantastic storage options - Four bedrooms that are all generous in size with three featuring built in robes - Family bathroom with separate bath, modern vanity and separate w/c, with plenty of linen and vanity storage - Two split system heating/cooling units for year-round comfort - New electric ducted heating throughout the home - 18 solar panels for excellent energy savings - Under-floor heating in all tiled areas - Expansive entertaining area providing the perfect space for hosting even the largest of family gatherings - Feature open fireplace in the formal lounge - Established rear garden with a variety of plantings, Colourbond fencing and plenty of space for children and pets to play - Double glazed windows - Car accommodation provided by the impressive oversized double garage and additional off street parking options Key features of the secondary residence: - Light and bright open plan living area with a split system for comfort - Gas hot water system - Modern kitchen with high quality fixtures and fittings as well as an abundance of bench and cupboard space - Modern and accessible bathroom - Double glazed windows - Two bedrooms both generous in size with built in robes - European laundry