

**8 Nivison Place, Charnwood, ACT 2615**



**House For Sale**

Thursday, 21 December 2023

8 Nivison Place, Charnwood, ACT 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 606 m2**

**Type: House**



Jake Battenally  
0413313676



Robert Nepomuceno  
0432697321

## Auction 03/02/24

Welcome to 8 Nivison Place, Charnwood - where the potential for transformation meets a canvas ready for your creative touch. Mere moments from Charnwood District Playing Fields and public transport, the location is as convenient as they come. If you are a first home buyer this is the opportunity you have been waiting for. Step inside to discover an open-plan kitchen and dining area, providing a versatile space that invites endless possibilities. The kitchen, complete with a freestanding cooktop and oven, beckons the culinary enthusiast in you to bring this space to life. A separate living room adds an extra layer of functionality, offering a cozy retreat for relaxation or entertaining guests. Two bedrooms with built-in robes provide comfortable accommodation, while the third bedroom presents itself as an ideal home office or studio - tailor it to your needs. Step outside to a paved outdoor area, where the potential for alfresco dining or a tranquil retreat awaits your vision. Don't miss out on the chance to make this property your own - come along to our next inspection and let the journey to your dream home begin. PLEASE NOTE: This property will go to auction on Saturday, 3rd February 2024 as part of our Summer Showcase Event held at the Hyatt Hotel Canberra. The event will begin at 9am and a more indicative time for this particular auction will be provided closer to the date. Features: Open-plan kitchen and dining Kitchen with freestanding cooktop and oven Separate living room 2 bedrooms with built-in robes 3rd bedroom perfect for a home office or studio Well appointed bathroom Separate toilet Laundry room with external access Paved outdoor area Double garage Quiet cul de sac location Stats: Block: 606sqm Living: 101sqm Garage: 33sqm EER: 1.0 UV: \$363,000 Rates: \$2,300 pa Land Tax: \$3,384 pa Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.