

**13 Couchman Crescent, Chisholm, ACT, 2905**



**House For Sale**

Thursday, 15 August 2024

13 Couchman Crescent, Chisholm, ACT, 2905

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**

## Picture-Perfect Family Home with Large Workshop

Nestled on a sprawling block in the heart of family-friendly Chisholm, this beautifully updated three-bedroom home offers the perfect blend of style and comfort. With two generous living areas and a thoughtfully designed layout, there's space for everyone to spread out and relax. Centrally located near shops, schools and nature, it's a haven for families.

Two inviting living areas provide versatility for growing families. The sophisticated lounge room overlooks the front garden, offering a peaceful escape, complemented by a formal dining area for added elegance. The spacious open-plan family room and kitchen form the heart of the home, featuring quality European appliances, ample storage and generous bench space. Down the hall, three stylishly updated bedrooms feature fresh paint and quality blinds. The master bedroom, with its wall-to-wall robes, is generously sized, and all bedrooms are serviced by a practical family bathroom with a feature box bay window with inbuilt drainage, perfect for a touch of garden inside.

The family and dining rooms open to your very own private oasis. Here, you'll find the perfect setting for alfresco dining or barbecues with friends and family on the paved undercover entertaining area. The expansive backyard offers endless options for kids to play and explore, furry friends to run around and space to grow your own veggies, fruit trees and a fabulous chicken run for those who like to be self-sufficient and enjoy an organic option. The oversized double garage, complete with a pot-bellied stove and an additional multipurpose study or rumpus room, is the ultimate man-cave or teenager's retreat or home office.

Chisholm is renowned for its community-focused environment and excellent amenities. The property is conveniently located near several reputable schools, including Chisholm High School and Gilmore Primary School, ensuring quality education options for your children. Outdoor enthusiasts will appreciate the proximity to beautiful parks and recreational facilities, making it easy to enjoy leisurely walks or weekend picnics.

With easy access to public transport and major roadways, commuting to Canberra's city centre or beyond is straightforward. Don't miss this opportunity to secure a charming home in one of Chisholm's most sought-after locations. Act now and make this wonderful house your new family haven!

- Expansive 3-bedroom family home on a large block
- Updated with stylish neutral décor
- Two spacious living areas across separate lounge/dining and family room
- Spacious kitchen with Bosch oven, Miele electric cooktop, and dishwasher
- Master bedroom with wall-to-wall robes, plus two additional bedrooms, one with built-in robes
- Huge backyard with covered entertaining area, veggie gardens, water tanks and chicken run
- Large separate laundry with rear access
- Split system heating and cooling
- Secure carport leading to an oversized double garage/workshop and home office
- Walking distance to quality schools, shops, cafes, restaurants, and more
- Block size: 937m<sup>2</sup>
- Living space: 120 m<sup>2</sup> + 44m<sup>2</sup> shedding
- House built: 1986
- Rates: 660 per quarter
- Land tax: \$1,103 per quarter (if applicable - for investment property)
- EER: 2 Stars

### Disclaimer:

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We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.