

2 Mayne Street, Chifley, ACT, 2606



House For Sale

Thursday, 1 August 2024

2 Mayne Street, Chifley, ACT, 2606

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Jonathan Irwin

Prime Position & Remarkable Potential - 935m2 - Price Guide: Over \$900,000

For those searching for that dream block and location, look no further. With a large parcel of land in a whisper-quiet and elevated section of Chifley, bordered by green reserve and within walking distance to the Chifley shops, 2 Mayne Street ticks all the boxes. This original ex-government home is perched on a prime corner block of 935 square metres and with over 46 metres of street frontage offers remarkable potential to renovate/extend or knock down and rebuild.

THE HOME

The layout of the home is a very practical one with a formal entry, light-filled living room, dining room plus kitchen on one side, and the bathroom, laundry and three well-sized bedrooms with built-in robes on the other. Car accommodation is a large detached garage with additional storage space.

With an ideal northeast orientation, solid construction and so much land on offer, it's an excellent foundation for renovation and/or extension.

THE LOCATION

Set in a tightly held and rapidly evolving section of Chifley, several surrounding homes have already been renovated or replaced with custom built homes. Those who enjoy a weekend stroll to their local shops/café will soon discover A Bite to Eat and Chifley Grocer at the very handy Chifley Shops. Adjacent to the shops is a great kids playground and bus stop.

The rapidly evolving Woden CBD offers everything you could want in a modern town centre. Some highlights are Westfield Shopping Centre, several major employers including government departments, Woden bus interchange, new CIT campus under construction, great restaurants and cafés, and of course all its walking paths, parks and playgrounds to explore.

HIGHLIGHTS

- Original ex government home with practical layout
- Remarkable potential to renovate/extend or knock down & rebuild
- Northeast facing & high side of street
- Separate living & dining rooms
- Original kitchen overlooking rear garden
- 3 well-sized bedrooms with built-in robes
- Bathroom features a separate toilet
- Internal laundry with external access
- Ducted evaporative cooling
- Ducted gas heating
- Large detached garage with additional storage
- Updated colorbond fencing
- 650m to Chifley Shops/Café, bus stop & playground
- 1km to Chifley Preschool
- 2km to Westfield Woden
- 2.3km to Marist College
- Living: 110m²
- Block: 935m²
- Zoning: RZ1
- Rent appraisal: \$580-\$610
- Rates: \$1016 per quarter
- EER: 1.5

All figures are approximate

For further details, please contact Jonathan Irwin by submitting an enquiry form below or calling on 0421 040 082.

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