

23 Kaberry Pl, Chisholm, ACT, 2905



House For Sale

Wednesday, 21 August 2024

23 Kaberry Pl, Chisholm, ACT, 2905

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Steph Hoss

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Family + Hobbieist Delight with Space, Sun + Privacy

Number 23 is located in a quiet pocket of Chisholm on 1089sqm plot backing reserve, this cleverly designed home is an ideal opportunity for those seeking the amenity of a three-bedroom home with a multitude of additional spaces to create flexibility to suit a growing family, working from home, hobbies and more. With sun-drenched living areas, three bedrooms, two bathrooms with an abundance of features, a highlight being the impressive solar power and storage system to complete the package and ready to enjoy and make your own over the years to come.

Inside with open plan living, including formal and informal living areas that are timeless in design and provide access to all outdoor areas. The updated kitchen offers stainless steel appliances, granite bench tops and ample storage. A standard laundry with backdoor has space for all you need. Accommodation includes a segregated master suite with walk through wardrobe, ensuite and separate space to be used as you need, additionally two bedrooms both with built-in wardrobes. The master bathroom includes a bath, separate shower and private toilet.

Greeted by ample parking on the well paved driveway, established gardens in this fully fenced environment you will always find the sun and place to relax or entertain. Offering two large pergolas and paved areas, wood fire pizza oven, outdoor spa, lush grass and gardens from front to rear, all in a private setting. A secure garage with internal access offers peace of mind and convenience whatever the weather, and additional workshop with rumpus room, means there will be a place for everything.

Ultimate convenience, located within walking distance to Chisholm Shops, with access to all the amenities you need, including shopping, dining, health care, schools, entertainment, and public transport options, do not miss your opportunity to secure this home.

- * Tightly held location on 1089sqm plot
- * Single level home with 151sqm internal living
- * Three bedrooms all with built in wardrobes
- * Two bathrooms, including full bath
- * Segregated master suite with additional room, perfect for study or nursery
- * Two living areas including formal lounge, dining and family, meals
- * Updated kitchen with abundant storage, stone bench and oversized oven
- * Two large covered and paved entertaining areas, including wood fire pizza oven
- * Outdoor Spa for enjoyment
- * Floor to ceiling cedar windows and doors throughout
- * New carpet in living and master bedroom
- * Evaporative cooling and wall furnace gas heating
- * Surrounded by established gardens and lush grass and established trees
- * 5 kw solar system with 6.3 kw battery storage
- * 10,000L water tank
- * Garage with internal access, workspace and endless opportunity
- * Additional workshop with rumpus room
- * Ample off-street parking
- * Convenient location within easy access to a variety of schools, public transport, local shopping centers and sporting facilities
- * Simpson's Hill nearby to enjoy walks and exploring

Rates: \$2,949pa (approx.)

Land Tax: \$5,270pa (approx.)

UCV: \$496,000 (2023)

EER: 5.0

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