

**25 Enid Lorimer Circuit, Chisholm, ACT, 2905**



**House For Sale**

Wednesday, 30 October 2024

25 Enid Lorimer Circuit, Chisholm, ACT, 2905

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**

## Serious sellers considering all offers

An Interstate move beckons for these long term owners leading to a short term opportunity for buyers.

Expansive and inviting, this 4-bedroom, 2-bathroom home is the ideal setting for the modern family. Nestled in a peaceful neighbourhood facing a nature reserve, with acres of living space, stylish modern updates and a spectacular outdoor area, this is a home your family will love for years to come.

Multiple living zones blend style and practicality. Light filled formal lounge and dining areas create a welcoming retreat, while a generous open plan family room connects to the spacious kitchen updated with quality stainless-steel oven, 5 burner gas cooktop, tons of bench space and elegant cabinetry.

Outside, the vast outdoor entertaining area spans the length of the home. It's the perfect spot for summer barbecues or a relaxing soak in the heated spa, surrounded by lush lawns and private gardens. Out the front a secluded courtyard offers a quiet space for a morning coffee, connecting to the extra height double garage, with additional parking for your boat, caravan or trailer.

Down the hall, the master suite comes complete with its own ensuite and walk-through robes while three additional double bedrooms ensure everyone has their own private space. The updated family bathroom includes a separate bath and rain shower for added luxury.

Ideally located across from a nature reserve and the charming Old Tuggeranong Schoolhouse, you've got bushwalks and trails on your doorstep. Local shops, schools and transport are just a few short minutes away. Move quickly to secure this spacious family retreat, it's an opportunity you won't want to miss.

### Features

- Expansive 4-bedroom, 2-bathroom family home on a mature landscaped block
  - Multiple living areas including formal lounge and dining, and separate family room
  - Huge paved outdoor entertaining area with a 4-person spa, lighting, privacy screens, and quality upgraded Colorbond roofing with skylights
  - Private backyard with pristine lawns, mature gardens, veggie patch and oversized garden shed
  - Updated kitchen with eat-in bench, stainless steel oven, 5-burner gas cooktop and dishwasher
  - Master suite with walk through robes leading to private ensuite
  - 3 additional double bedrooms all with built-in robes and fans
  - Updated family bathroom with separate bath and shower
  - Ducted gas heating and evaporative cooling throughout, plus additional split system and fans
  - Energy efficient with outdoor blinds, 16 solar panels delivering 3.2 Kw of power, instant hot water
  - Remote double garage with extra height entry for a 4WD, workshop space, plus additional secure carport with rear access and off-street parking for a boat, caravan or trailer
  - Across the road from Simpsons Hill nature reserve and minutes from schools, shops and transport
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- Living space: 178m<sup>2</sup>
  - Garage: 37.30m<sup>2</sup> + carport
  - Land size: 790m<sup>2</sup>
  - House built: 1986
  - Rates: \$2553 per annum
  - Land tax: \$3560 per annum (if applicable)
  - EER: 1.5 Stars