

29 Enid Lorimer Circuit, Chisholm, ACT, 2905



House For Sale

Thursday, 15 August 2024

29 Enid Lorimer Circuit, Chisholm, ACT, 2905

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House

Family setting, ample living and a wonderful location.

Welcome to your new home at 29 Enid Lorimer Circuit, set on an elevated 752m² block with picturesque easterly views from the rear deck and directly fronting Simpsons Hill Reserve; this property is ideal for anyone seeking a move-in-ready, enjoyable living experience.

Inside, fresh neutral paintwork, a blend of new carpet and modern tiles create a clean, crisp backdrop, ready to complement the new occupants' furniture and decor.

Incredibly inviting, the lounge area at the entrance flows naturally to the dining area in a L-shaped layout. This space then opens up to a family-sized kitchen, featuring a laminate bench, along with modern appliances including a Bosch dishwasher, Bosch oven, and a ceramic cooktop, ensuring you have everything you need to cook up a storm.

For a fabulous night's rest, the distinctive single level design separates its bedroom wing from the living spaces, so journey down the hall to discover three well-sized bedrooms, two boasting built-in-robos and all accompanied by a tiled family bathroom accessible from both the main bedroom and the hallway, with full height tiling along with a separate toilet and a laundry with external access.

Showcasing how to entertain in style, the family/meals zone extends to an expansive timber deck where you can drink in the vista as far as the eye can see. Then step down to either a lawn area or pebbled fire pit set up where kids can relish the fresh air and sunshine, framed by easy-care gardens. An oversized double garage keeps the remainder of the allotment completely utilised.

Enhancing the overall appeal, additions include ducted gas heating from floor vents, a Panasonic reverse cycle air conditioner in the dining area, external awnings to bedrooms one and two and ceiling fans in all bedrooms.

Located in an ultra-convenient and well established residential locale, this beautiful property is an absolute must-see.

EER 0.5

Why this home is solely for you:

- * Fantastic elevated home offering a comfortable and practical living experience, opposite Simpsons Hill Reserve and conveniently close to schools and local shops
- * The property features three bedrooms, two equipped with built-in robes but all with ceiling fans, with the main bedroom enjoying direct access to a two-way bathroom
- * The two-way bathroom has full height tiling and includes a separate toilet for added convenience
- * The living and dining areas are designed in an L-shaped layout
- * The kitchen has been updated and boasts a laminate bench, along with modern appliances including a Bosch dishwasher, Bosch oven, and a ceramic cooktop
- * The laundry is practical and includes shelving for storage
- * Ducted gas heating and a Panasonic reverse cycle air conditioner in the dining area ensures a comfortable environment while external awnings to bedrooms one and two provide shade and protection from the elements
- * Outdoors, the property features a generously sized covered deck accessible from the family room, providing an ideal

space for relaxation and entertaining while enjoying the sensational easterly views

* Further afield the backyard features a grassed area complemented by a pebbled fire pit area, and is fully enclosed with Colorbond fencing on all sides for privacy and security

* The detached garage offers generous space for parking multiple vehicles and ensuring they are safely sheltered from the elements

* House size (approx.): Residence - 119.85m²; Garage - 51.00m²