

**3 Tweddle Place, Chisholm, ACT, 2905**

LUTON

**House For Sale**

Thursday, 22 August 2024

3 Tweddle Place, Chisholm, ACT, 2905

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## 4-Bedroom Home with Generous Outdoor Living Spaces

Take advantage of this fantastic opportunity to own a charming 4-bedroom house in original condition, waiting for your personal touch! Situated in a lovely cul-de-sac, this property offers a peaceful retreat while remaining conveniently close to amenities.

The home features brand-new laminate flooring throughout, creating a fresh and modern atmosphere. With a spacious covered entertaining area and a sparkling swimming pool, you'll have the perfect setting for summer gatherings and family fun.

The large backyard offers ample space for children to play or for gardening enthusiasts to create their own oasis. Inside, you'll find a separate lounge and family room, providing versatile living spaces that cater to your lifestyle needs. In addition, a double lock-up garage ensures plenty of room for vehicles and storage.

With the solid foundation and potential for upgrades, this property is a great opportunity for those looking to enhance its value and make it their own.

### Features:

- ☑ 4 bedrooms all with built-in robes
- ☑ 3 bedrooms with ceiling fan
- ☑ Separated lounge & family room
- ☑ Ceiling fan in the lounge
- ☑ Covered BBQ area
- ☑ Swimming pool
- ☑ Spacious low-maintenance backyard
- ☑ Double lockup Garage
- ☑ Side access to the backyard
- ☑ EER: 2.5
- ☑ Block Size: 798 m<sup>2</sup> approx.
- ☑ Rate: \$2,661 approx.
- ☑ Living area: 121 m<sup>2</sup> approx.
- ☑ Garage: 40 m<sup>2</sup> approx.
- ☑ Rental return: \$700 - \$740 pw
- ☑ Close to all amenities & bus stop