

59 Enid Lorimer Circuit, Chisholm, ACT, 2905



House For Sale

Thursday, 17 October 2024

59 Enid Lorimer Circuit, Chisholm, ACT, 2905

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: House

Charming Family Home in Peaceful Chisholm Location

Nestled in the heart of Chisholm, 59 Enid Lorimer Circuit is a charming family home offering a blend of modern style and homely comfort. Elevated with mountain views from the verandah and a short walk to the serene Simpsons Hill Nature Reserve, this property provides a tranquil lifestyle while remaining close to local amenities.

The spacious main bedroom serves as a private retreat, featuring a fully renovated ensuite and a built-in robe. The second bedroom also offers a built-in robe, while the third bedroom provides flexibility as a guest room, nursery, or home office. Additional storage throughout the hallway ensures there's a place for everything, making day-to-day life that little bit easier.

Stepping into the heart of the home, the open-plan living, dining, and kitchen area showcases polished feature tiles, complemented by LED downlights that create a warm, welcoming atmosphere. The kitchen itself boasts a black granite benchtop, custom glass splashback, a Smeg designer rangehood, LG QuadWash dishwasher and a 900mm Electrolux Steambake oven with a 5-burner gas cooktop. A built-in wine rack and abundant storage, including stylish cabinetry, ensure this space is both functional and elegant. The lounge area has underfloor heating for that little extra comfort during the long winter months.

Outdoors, a large entertaining area invites alfresco dining and social gatherings, while the elevated, easy-care native garden adds natural beauty to the space. A feature sandstone retaining wall adds character and structure to the backyard. Parking is never an issue, with a double garage, a tandem carport, and off-street parking for up to four cars.

This delightful home is within walking distance to the historic Tuggeranong School House and is ideal for those who appreciate a connection to nature with Simpson Hill nearby. With its thoughtful design, modern conveniences, and excellent location, 59 Enid Lorimer Circuit is an opportunity not to be missed.

- * 3 bedrooms, 2 bathrooms, double garage and tandem carport
- * Large main bedroom with renovated ensuite and built-in robe
- * Polished feature tiles in living, dining, and kitchen
- * Modern kitchen with black granite benchtop, custom glass splashbacks, Electrolux Steambake oven, LG stainless steel QuadWash dishwasher, 5-burner gas cooktop, built-in cabinets and wine rack
- * Evaporative cooling and ducted gas heating
- * In-floor heating in the lounge area
- * Dual roller blinds and blackout curtains
- * Crimsafe security screen
- * Large outdoor entertaining area, elevated native garden
- * Mountain views from verandah
- * Short walk to Simpsons Hill nature reserve and Tuggeranong School House

Rates: \$2,752pa (approx.)

Land Tax: \$4,732pa (approx.)

UCV: \$447,000 (2024)

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