

7 Cumberlege Crescent, Pearce, ACT 2607

House For Sale

Saturday, 29 June 2024



7 Cumberlege Crescent, Pearce, ACT 2607

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 892 m2

Type: House



Chris Wilson
0418620686



Jack Wilson
0402367713

Auction 20/07/24 at 12:00pm

The ultimate family haven in an elevated and sought-after street in the Woden Valley, offering everything a family needs to settle in and thrive! Providing the perfect blend of space, comfort, and convenience, this extended home boasts 5 generous bedrooms, large open plan living and an enormous deck. The large open-plan living area flows seamlessly to a truly sensational and covered deck, offering views through the treetops—undoubtedly the ideal spot for entertaining. The modern kitchen, complete with an island bench, updated appliances and plenty of storage, is perfect for hosting large gatherings of family and friends. The intelligent floor plan allows for separation in the bedrooms - important for growing children, while the rumpus room downstairs provides ultimate flexibility in a teenagers retreat, home theatre or office. Set back from the street, the home presents an intimate and aesthetic frontage when welcoming guests, while the spacious, fully fenced backyard provides plenty of areas for kids, pets, and socializing. Pearce is a suburb that combines convenience with a relaxed lifestyle, embrace the best of suburban living with easy access to all the amenities you need. Offering a hub of local shops and restaurants including the convenience of a locally owned supermarket, the ever-popular Ramas Fiji Indian Restaurant and the intimate French dining experience at Café ViiN. Additionally, the bustling Westfield Woden is only a 5-minute drive, providing an array of shopping, dining, and entertainment options. Families will appreciate the excellent public and private schooling options, with Marist College and Melrose High School just a short distance away. Enjoy the peace and privacy of your own retreat, with plenty of room to grow into this rare Woden Valley gem. This home is scheduled for auction but offers will certainly be considered prior, so do not delay, enquire now to register your interest, receive more information and arrange a private inspection.

- Elevated and Central Woden location in a sought-after street
- Views to the rear
- Freshly painted throughout
- Large family home with 5 bedrooms, and study
- Updated kitchen with island bench and modern appliances
- Open plan living that extends seamlessly to the large covered, entertainers deck
- Separate rumpus room downstairs – perfect for a teenager’s retreat, home office, gym and more
- Ducted Reverse cycle heating and cooling
- Spacious backyard with separated areas great for pets, children and entertaining
- Enclosed carport with workshop and storage
- Abundance of off-street parking
- Close to local shops, restaurants, amenities & popular attractions
- Close to excellent private and public schooling options including Marist College and Torrens Primary School

UCV: \$878,000 Block Size: 891m² House Size: 189m² (approx.) Year of Construction: 1969 EER: 1.0 Outgoings: General Rates: \$1,141 p/qtr (approx.) Land Tax (investors): \$2,088 p/qtr (approx.) Disclaimer: The material and information contained within this marketing is for general information purposes only. Cream Residential Pty Ltd does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. We recommend all interested parties to make further enquiries and seek further advice. You should not rely upon this material as a basis for making any formal decisions.