

16 Barangaroo Street, Chisholm, ACT, 2905

MY MORRIS

House For Sale

Thursday, 7 November 2024

16 Barangaroo Street, Chisholm, ACT, 2905

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House

My New Beginning

My new owners will love my:

- ☑ freshly painted interior and new carpet, creating a welcoming, modern feel
- ☑ beautiful timber floors in the living areas
- ☑ updated bathroom, laundry, and toilet
- ☑ ducted gas heating and split system for year-round comfort
- ☑ lovely backyard with a covered outdoor entertaining area and a separate space for veggies or pets

Stepping inside 16 Barangaroo, you'll immediately notice the warmth of my freshly painted walls and the soft, plush carpets underfoot, perfect for unwinding after a long day. My new look combines modern touches with a cozy atmosphere, creating a relaxing retreat for all.

The living area boasts elegant timber floors, adding character to the space. This open-plan area flows beautifully, providing plenty of room for family gatherings or a quiet evening in. With ducted gas heating and a split system, you'll be comfortable no matter the season.

The kitchen is original yet functional and equipped with an electric cooktop and oven. It's ready for both everyday family meals and special occasions, while the updated bathroom, laundry, and separate toilet have been stylishly refreshed to cater to modern tastes and functionality.

Two of the three bedrooms come with built-in robes, providing ample storage for all your belongings. With new carpets in these rooms as well, they offer a cozy, comfortable space to relax and rest. The third bedroom is versatile, whether used as a guest room, home office, or additional family bedroom.

The outdoor space is equally impressive, with a lovely backyard that includes a covered entertaining area-ideal for hosting gatherings or enjoying quiet evenings. There's also a separate space perfect for a veggie patch or a secure area for pets to play. Car accommodation is provided by a large double garage and there is secure off street parking for multiple vehicles.

Located in a friendly community, this property is conveniently close to schools, shopping, and parks, providing all the amenities and lifestyle conveniences you need. You'll find the Chisholm, Calwell & Erindale Shopping Centres nearby for all your shopping needs, and the scenic Fadden Pines offers a great spot for outdoor activities and family picnics.

Come and see for yourself I'm waiting to welcome you home!

Sales specifics:

Living size: 121m² (approx.)

Garage: 44m² (approx.)

Block size: 911 m² (approx.)

Built: 1983 (approx.)

Rates: \$2,776 p/a (approx..)

Land tax: \$4,502 p/a (approx - if rented)

Rental estimate: \$550 - \$580 p/w (approx.)

UV: \$479,000

EER: 1.5

Disclaimer

My Morris makes every effort to ensure the accuracy of information in this listing. However, we disclaim all liability for

any errors or omissions. Prospective buyers are encouraged to conduct their own inspections and investigations to verify the details provided.