

**29 McLorinan Street, Chisholm, ACT, 2905**

LUTON

**House For Sale**

Thursday, 19 December 2024

29 McLorinan Street, Chisholm, ACT, 2905

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Rahi Jalou

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## Spacious 3-Bedroom Home on Generous 1,134 m<sup>2</sup> RZ2 Block

Discover your new home in this charming 3-bedroom residence set on an expansive RZ2 block. This property is in original but very good condition, offering a fantastic opportunity for families and builders alike.

Two bedrooms come equipped with built-in robes, providing ample storage space. The master bedroom boasts a private ensuite for added convenience.

Enjoy two separate living areas, perfect for relaxation and entertainment, ensuring comfort for the whole family.

A good-sized kitchen with plenty of cupboard space makes meal preparation a breeze, with room for family gatherings.

Stay comfortable year-round with an air conditioning unit in the living area and gas heating.

Say goodbye to electricity bills! This home features 5.75 KW solar panels paired with an 9.3kWH LG battery system, ensuring energy independence and savings.

The property features a spacious double lock-up garage and workshop area with plenty of additional car space, ideal for those with multiple vehicles.

This home is perfect for builders looking to expand with the potential to construct another dwelling or for families wanting to establish roots in a wonderful community.

Located in a great area, you'll be just minutes away from shops and schools, ensuring convenience and accessibility for all your daily needs.

Do not miss the opportunity to own this great family home in the RZ2 zone!

### Features:

- ☑ 1,134 m<sup>2</sup> RZ2 Block
- ☑ 3 bedrooms, 2 with built-in robe
- ☑ Main bedroom with ensuite
- ☑ AC unit in living
- ☑ Gas heating in living
- ☑ Overhead fans in the lounge, family, and main bedroom
- ☑ Separate lounge and family room
- ☑ Colorbond fencing
- ☑ 5.75 KW Solar panels PLUS 9.3KWH LG battery
- ☑ Double lock up garage
- ☑ Remote control shutter on major windows
- ☑ Block size: 1,134 sqm approx.
- ☑ Living size:
- ☑ EER: 1.5
- ☑ Rate \$2,884 approx.