

37 Enid Lorimer Circuit, Chisholm, ACT, 2905

LUTON

House For Sale

Thursday, 7 November 2024

37 Enid Lorimer Circuit, Chisholm, ACT, 2905

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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Simpsons Hill is a hidden gem in the middle of Chisholm with panoramic views

Simpsons Hill is a stronghold for a number of native plants and habitat for native fauna. Nestled under Simpson's Hill for approx. 130 years is the old Tuggeranong Schoolhouse. History and charm are in the street. Directly opposite Simpsons Hill Nature Park is No 37 Enid Lorimer Circuit, a warm and welcoming family home offering three bedrooms, two bathrooms and a unique split level family room and entertaining deck. The property is surrounded by beautiful, established gardens. With a northerly aspect to the side, ensuring light-filled living. Complete with double car accommodation. Very close to the Chisholm Centre and Tuggeranong Centre. Walking distance to Gilmore primary and pre-school. Close to Chisholm primary and High school. A charming house and garden ready for its next family to call home. Features: In a nature setting, opposite Simpsons Hill Surrounded by charming, established gardens Beautiful views overlooking the adjacent valley Northerly aspect to the side Some double-glazed windows Open plan living room, adjoining the well-sized kitchen Kitchen with electric oven and gas cooktop and dishwasher Segregated main bedroom with built-in-robos and ensuite Split level design Family room in lower wing Two additional bedrooms, one with built-in-robe Main bathroom with separate toilet Expansive entertainment deck Double carport and storage Ducted gas heating Evaporative cooling Ceiling fan in main bedroom, living and kitchen Rinnai gas hot water Close to Chisholm Shops Short drive to Tuggeranong Town Centre Close to Isabella Drive and access to Monaro Highway EER: 1 Land Rates: \$2,548 approx Land Size: 724m² approx UCV: \$421,000 approx Disclaimer: Whilst all care and quality has been taken to ensure accuracy in the marketing material no warranty can be given. Floorplan measurements may not be to scale and should not be relied upon