

# 46 Chevalier Street, Weston, ACT, 2611



## House For Sale

Wednesday, 13 November 2024

46 Chevalier Street, Weston, ACT, 2611

**Bedrooms: 5**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## Endless Potential in a Peaceful Location

Auction Location: On Site

Situated in a peaceful location, this property captures the unique charm of a 1970s era and presents exceptional renovation potential while maintaining its pristine condition. Held within the same family for 50 years, this home now offers an incredible entry-level opportunity in this well-established family-friendly suburb. While ready to move in, it provides generous living areas and presents an ideal canvas for modern updates or a complete transformation.

Bathed in natural light, this home's north-facing orientation creates a warm and inviting atmosphere throughout. The spacious lounge room serves as the heart of the house, featuring 5 bedrooms + study, a separate toilet accompanies a well-appointed bathroom complete with a shower and a separate bathtub, ensuring comfort for all. Meanwhile, the separate kitchen and dining areas create a welcoming space filled and ample room for family gatherings.

A dedicated laundry room adds further functionality, and a large separate garage and carport complete the residence, offering plenty of storage and parking options.

With a sprawling 840m<sup>2</sup> block, this property presents exciting potential for future enhancements. Whether you envision expanding, remodelling, or adding personal touches to make it truly your own, the possibilities here are boundless.

Ideally positioned in Weston, this property benefits from its proximity to Cooleman Court Shopping Centre offering supermarkets, specialty stores, and medical facilities. The location provides easy access to quality schools with excellent public transport connections and just a short drive to Woden Town Centre, it's perfect for families seeking a comfortable home in a convenient location.

### Key Features

- Peaceful location on 840 m<sup>2</sup> Block
- Abundance of natural light
- Formal lounge
- Secured parking
- Separate toilet
- Entry level in a popular location
- Enormous potential
- Close to shops, cafes, restaurants
- Easy access to Woden Town Centre and Canberra Hospital

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