

52 Couchman Crescent, Chisholm, ACT, 2905



House For Sale

Tuesday, 12 November 2024

52 Couchman Crescent, Chisholm, ACT, 2905

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: House

Beautifully presented home with two bonus versatile spaces

Please note: This property will go to auction on Sunday, February 2nd, 2025, as part of our Summer Showcase Auction Event held at the Hyatt Hotel Canberra. The event will begin at 9:30 am, and a more indicative time for this particular auction will be provided closer to the date.

Experience versatile living in this beautifully designed property, featuring two bonus dwellings ideal for a home gym, office, retreat or storage.

Enjoy the warmth of light-filled living areas, with open plan lounge and dining room conveniently positioned for effortless entertaining. The spacious kitchen is complete with a gas cook top and dishwasher; and offers ample storage and workspace for all your culinary creations.

The master suite features a private ensuite, built-in robe and ceiling fan. Additionally, two generously sized bedrooms, one with built-in robe, provide plenty of space for family or guests. The main bathroom is equipped with a bath, shower, and a separate toilet, ensuring convenience for everyone.

For year round comfort the home is fitted with a reverse cycle air conditioning unit, cozy fireplace, ducted evaporative cooling and underfloor heating. The property also comes with 14 solar panels with a 3.29kw system, to save on your power bills.

Step outside to a lovely covered outdoor entertaining area surrounded by established, private gardens, a vast lawn, tranquil pond and built in BBQ area.

What makes this home unique is the two separate dwellings to the rear. The first offers a huge workshop/storage space, whilst the second offers a light filled space with kitchenette plus an additional room with a reverse cycle air conditioning unit and ensuite. The possibilities are endless when it comes to what you can create or achieve with both spaces - from functional workspaces to relaxing retreats, or even dynamic, multi-purpose areas. The potential to innovate and design in ways that fit your needs and style is truly boundless.

Car accommodation is provided by the double garage plus large driveway and paved parking.

The home is conveniently located close to shops including ALDI and Coles, local schools parks and a public transport - there is bus stop at the end of the street.

With this property, you have the perfect blend of spaces, functionality and practicality. Don't miss the opportunity to make it your own!

Property information (approx):

- Block: 907sqm
- Living: 120.22sqm
- Gym & Storeroom: 37.4sqm
- Carport: 39.96sqm
- EER: 3.0
- Rates: \$2,884pa
- Land Tax: \$4,753pa (Investors Only)
- UV: \$506,000 (2023)
- Built: 1986

Close proximity to:

- Gilmore Primary School

- Caroline Chisholm High School
- Mackillop College
- Chisholm Shops
- South.Point Tuggeranong
- Canberra Hospital

Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.