

8 Guerin Place, Chisholm, ACT, 2905

STONE

House For Sale

Wednesday, 20 November 2024

8 Guerin Place, Chisholm, ACT, 2905

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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1974sqm of opportunity!

Nestled in a quiet cul-de-sac, 8 Guerin Place, Chisholm, is an exceptional opportunity on an expansive 1,974 sqm block - one of the largest parcels in the area. This versatile property offers endless potential for the savvy buyer, whether you're looking to renovate, develop, or build your dream home.

The existing 4-bedroom, 2-bathroom home features two spacious living areas, providing a solid foundation for a modern refresh or a complete transformation. With ample room to add a second dwelling or even subdivide (subject to council approval), the possibilities are limited only by your imagination.

Perfectly positioned for families, this property is located just moments from Caroline Chisholm School, Gilmore Primary School, and the bustling Chisholm Village Shopping Centre, home to local favourites like Coffee Guru and Club Lime. The nearby amenities and generous land size make this an ideal setting for your next project or a long-term investment.

Rarely does a block of this size and potential come to market. Seize this opportunity to make your mark in the highly sought-after suburb of Chisholm.

Features Overview:

- North facing to the front of the block
- Single level floorplan
- Located a short walk from Chisholm Village Shopping Centre and Caroline Chisholm School.
- NBN connected with FTTN
- Age: 38 years (built in 1986)
- EER (Energy Efficiency Rating): 2 Stars

Sizes (Approx)

- Internal Living: 200.55 sqm
- Verandah: 12.23 sqm
- Garage: 58.32 sqm
- Total residence: 271.1 sqm
- Block: 1974 sqm

Prices

- Rates: \$578 per quarter
- Land Tax (Investors only): \$1472 per quarter
- Conservative rental estimate (unfurnished): \$700 - \$750 per week

Inside:

- 4-bedrooms, all with built in robes
- Master bedroom benefits from walk in robe and ensuite
- North-facing front lounge room
- Seperate dining
- Open-plan family/meals area
- Laundry with external access
- Ducted gas heating
- Extra large double garage

Outside:

- Expansive 1974sqm block
- Home is positioned to the side of the block, allowing space for second dwelling and driveway

Conveniently located in the heart of the Tuggeranong Valley, 8 Guerin Place, offers easy access to Isabella Drive, linking you to both the Monaro Highway and the Tuggeranong CBD. Walk to schools, local shops, ovals, and amenities, embracing the epitome of well-planned living.

Inspections:

We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us on: samdynes@stonerealestate.com.au

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