1 Sadleir Place, Charnwood

The One You've Been Waiting for in Charnwood

FIND.
Perched in a peaceful and well-loved pocket of Charnwood, surrounded by lush greenery that truly comes to life during Canberra's autumn, sits a home that instantly feels warm and welcoming. 1 Sadleir Place is a beautifully updated orange brick residence that blends character with modern comfort, offering a wonderful opportunity for families looking to settle into a space that feels both established and full of life.

LOVE.
Designed with growing families in mind, the home offers an abundance of space with three separate living areas, each bringing its own charm through soft arches and thoughtful design touches. Whether it's quiet nights in, hosting friends or giving everyone their own space to unwind, this layout adapts effortlessly to everyday life.

At the heart of the home, the kitchen is both functional and inviting, with generous bench space, ample storage and room for a double fridge, making it a place where meals, conversations and memories naturally come together.

4 2 2

FOR SALE
$825,000+

AGENTS
Olivia Schultz
0415 366 287
olivia.schultz@ljhkippax.com.au

Holly McPherson
holly.mcpherson@ljhkippax.com.au

AGENCY
LJ Hooker Kippax
(02) 6255 3888

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Flowing down the hallway, four beautifully sunlit bedrooms create peaceful retreats, with the master suite standing out as a true highlight. Generous in size and filled with natural light from its arched windows, it also features a ceiling fan, a practical open walk-in robe and a stylishly updated ensuite.

Step outside and the home continues to impress. The backyard feels expansive and full of possibility, with endless space for kids and pets to run and play. The chlorine pool is perfectly positioned to enjoy long summer days, with room for outdoor seating to relax or entertain while taking in sweeping mountain views across West Belconnen. A shed offers additional flexibility, whether as a workshop, studio or extra storage space.

Comfort is ensured year-round with ceiling fans, two split system air conditioning units, solar panels and a cosy, established feel throughout. A separate laundry with external access and underhouse storage adds to the practicality of the home.

LIVE.
Set in a quiet, family-friendly street, this location offers both lifestyle and convenience. Just steps away, Sadleir Place Neighbourhood Playground provides the perfect spot for kids to play, while Charnwood Primary School and the local preschool are within easy walking distance. A short drive takes you to Charnwood Shops and Kippax Fair Shopping Centre for all your daily needs, and at the end of the street, the Tillyard bus stop offers easy access to wherever you need to go. It's a location that makes everyday living simple, connected and enjoyable.
ABOUT THE AREA

Local Transport:
- Tillyard bus stop at the end of the street
- Easy access to main roads connecting through Belconnen and beyond

Shopping & Dining:
- Charnwood Shops
" Kippax Fair Shopping Centre
" Local cafés, supermarkets and everyday essentials

Schools:
- Charnwood Primary School
- Local preschool nearby
- Other Belconnen schooling options within easy reach

WHAT THE OWNER LOVES:
"We've absolutely loved the way the pool and beautiful gardens come together to create a peaceful and relaxing place to unwind, entertain and make lasting memories with family and friends. It's such a special place and something we will truly miss."

OVERVIEW:
- 4 bedroom, 2 bathroom, 2 garage home
- North-facing orientation
- Three separate living areas
- Master bedroom with walk-in robe and updated ensuite
- Spacious kitchen with ample bench and fridge space
- Main bathroom with bath and separate toilet
- Chlorine pool with space for outdoor seating
- Expansive backyard with mountain views
- Shed ideal for workshop, studio or storage
- Solar system (12 panels)
- Two split system air conditioning units
- Ceiling fans throughout
- Separate laundry with external access

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- Underhouse storage
- Carpet and tile flooring throughout
- Positioned on a 782sqm block

RATES/SIZE:
Land Size: 781sqm approx.
Living Size: 136sqm approx.
Rates: $2,965 p.a approx.
Land Tax: $5,106 p.a approx.
EER: 1.5
Year Built: 1974

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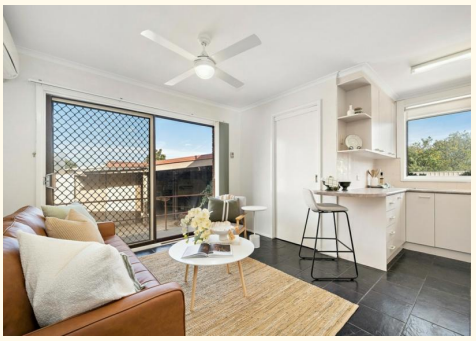

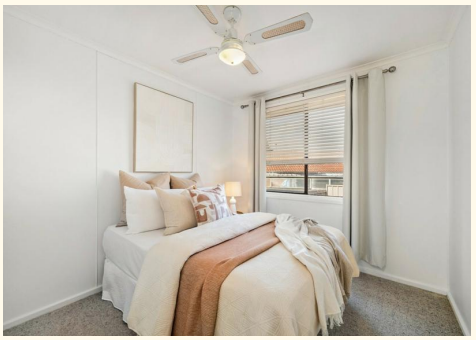

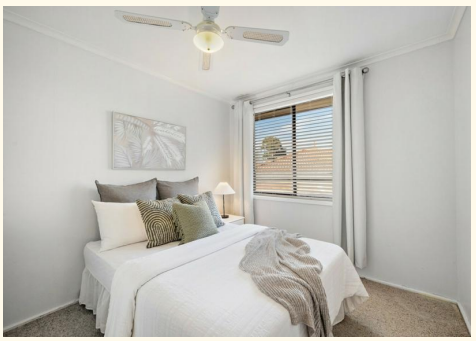

MORE DETAILS

Property ID	1J3CF9U
Property Type	House
EER	1.5

Olivia Schultz 0415 366 287
Licensed Agent | Team Ryan-Hicks | olivia.schultz@ljhkippax.com.au
Holly McPherson
Sales Associate | holly.mcpherson@ljhkippax.com.au

LJ Hooker Kippax (02) 6255 3888
Cnr Luke Street & Hardwick Crescent, HOLT ACT 2615
kippax.ljhooker.com.au | kippax@ljhooker.com.au

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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