







12 Donnison Place, Charnwood

Move Straight In & Start Your Next Chapter

FIND.
Tucked away in a quiet cul-de-sac in the heart of Charnwood, this beautifully updated home offers the kind of warmth and comfort that instantly feels inviting from the moment you arrive. Set on a generous 684sqm block, the home blends modern updates with timeless character, creating the perfect opportunity for first home buyers, young families or anyone searching for a move-in ready home with space to grow, entertain and relax.
Behind its welcoming facade, every detail has already been taken care of, allowing you to simply move in and start your next chapter.

LOVE.
Step inside and you're greeted by a light-filled open plan living and dining area that immediately feels connected, comfortable and easy to enjoy. Timber look flooring flows throughout the home, adding warmth and practicality, while large windows invite natural light into every corner.
The updated kitchen has been thoughtfully designed for both everyday living and entertaining, featuring an induction cooktop, great storage and a layout that keeps you connected to family and guests while cooking. Flowing seamlessly outside, the expansive entertaining

3 1 2

FOR SALE
$715,000

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deck becomes a true extension of the home, the perfect place for long summer dinners, weekend barbeques or simply unwinding while overlooking the huge backyard.
There's plenty of room for kids and pets to run and play, with the backyard offering endless potential for future landscaping, gardens or additional entertaining spaces. Inside, all three bedrooms are comfortably sized and are carpeted for added comfort, while the beautifully renovated bathroom adds a fresh, modern touch that elevates the entire home.
Complete with split system heating and cooling, a double carport and a functional family-friendly layout, this is a home where all the hard work has already been done, leaving nothing to do but move in and enjoy.

LIVE.
Positioned in an established and convenient pocket of Charnwood, this home places everyday amenities within easy reach. Local schools, parks, walking trails and public transport are all nearby, while Charnwood Shopping Centre, Kippax Fair and Belconnen Town Centre are only moments away. Whether you're starting out, slowing down or simply looking for a home with heart, this is a location that offers both convenience and community.

ABOUT THE AREA
Local Transport:
- Nearby bus stops servicing Belconnen and Canberra CBD
- Easy access to major arterial roads

Shopping & Dining:

- Charnwood Shopping Centre
- Kippax Fair Shopping Centre
" Westfield Belconnen
" Local cafés and restaurants

Schools:

- Charnwood-Dunlop Primary School
- St Thomas Aquinas Primary School
- Fraser High School

OVERVIEW:
- 3 bedroom, 1 bathroom home
- Double carport
- Open plan living and dining area
- Updated kitchen with induction cooktop
- Brand new renovated bathroom
- Timber look flooring throughout living areas
- Carpeted bedrooms
- Split system heating and cooling
- Large entertaining deck
- Spacious backyard perfect for kids and pets
- Move-in ready with modern updates throughout
- Ideal first home or young family opportunity

RATES/SIZE:
Living Size: 105sqm approx.
Block Size: 684sqm approx.
Rates: $2,634p.a approx.
Land Tax: $4,159p.a approx.
EER: 0.5
Year Built: 1971

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MORE DETAILS

Property ID	1J5RF9U
Property Type	House
House Size	105 m2
Land Area	684 m2
EER	0.5

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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