



LJ Hooker



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## Charnwood, 12 McCarthy Place

Renovated, Updated and Ready for a New Family!

This unique property has been thoughtfully extended, renovated and updated to create something truly special. 12 McCarthy is positioned peacefully in a quiet family court in Charnwood with an easy walk to the Charnwood shops and local school.

North facing living areas are important for Canberra's cold winters and this home enjoys exactly this with sunny, natural light creating a warm ambience throughout.

On Offer:

- \* Updated boards and tiles throughout
- \* Updated window furnishings and downlights
- \* The spacious open plan living, dining and kitchen have loads of natural light with a reverse cycle unit for heating and cooling
- \* The kitchen is gorgeous. Loads of cupboard and bench space with a high window



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Auction

**View**  
[ljhooker.com.au/HNZTEF8H](http://ljhooker.com.au/HNZTEF8H)

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EER ★★☆☆☆☆

**LJ Hooker Belconnen**  
**(02) 6251 1477**

capturing tree-top views

- \* The main bedroom is to the back of the home and is of a great size, doubling as a parents retreat, with a walk in robe and new ensuite. There is also your own reverse cycle air conditioning unit for heating and cooling
- \* Two further bedrooms are of a good size with built in robes
- \* The main family bathroom is beautifully renovated
- \* The laundry is also updated and renovated which steps out to the backyard
- \* There is a high double carport with plenty of room for larger cars, a caravan or a boat
- \* The enclosed backyard is all one level, grassed, and a blank canvas to create your own garden design

Perfect for first home buyers or downsizers, the property is all on one level and a delight to inspect.

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## More About this Property

<b>Property ID</b>	HNZTEF8H
<b>Property Type</b>	House
<b>House Size</b>	117 m <sup>2</sup>
<b>Land Area</b>	585 m <sup>2</sup>
<b>EER</b>	2

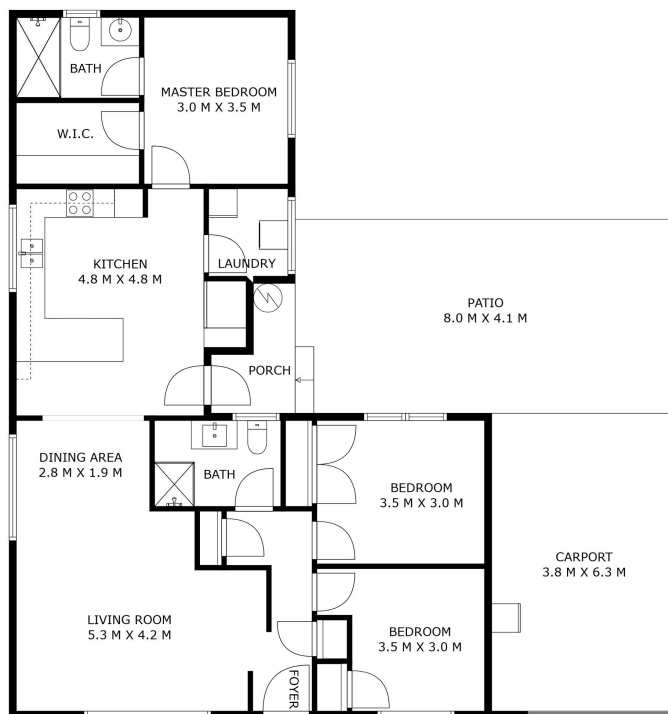
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**12 McCarthy Pl, Charnwood**



*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*

