







15 Pringle Street, Charnwood

Packed with Potential in Charnwood

FIND.
Privately Positioned in the heart of Charnwood, this awesome three-bedroom home presents an exciting opportunity to secure a generous 620sqm block in an established and family friendly location. Offering solid foundations and plenty of potential, its the perfect canvas for renovators, first home buyers with a vision, or anyone looking to create a home tailored to their own style and needs.

LOVE.
Step inside and you're greeted by a charming light-filled home with a beautiful layout. Immediately feel connected with simplified living, and let your perfect property ideas come to life. Enjoy the warmth and practicality of the fireplace, with dedicated dining and a spacious kitchen ready for your creative vision.
The backyard, a breath of fresh air, already established gardens and entertaining areas with great space for children and pets to play.
Down the hall, all three bedrooms are well-sized and are carpeted for added comfort. The beautiful bathroom offers that old style charm like no other. Complete with split system heating and cooling, a double lock up garage and a functional family-friendly layout, the perfect opportunity to put your vision into action awaits you here.

3 1 2

FOR SALE
$610,000+

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Interested parties must rely solely on their own enquiries.

LJ Hooker

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 lock up garage
- Open plan living and dining area
- Spacious kitchen ideal for renovations
- Beautiful bathroom with separate toilet
- Carpeted living & bedrooms
- Split system heating and cooling
- Spacious backyard perfect the little ones
- A perfect canvas to paint your ideal life
- Ideal first home, renovator or young family opportunity

RATES/SIZE:
Living Size: 107sqm approx.
Block Size: 620sqm approx.
Rates: $2,646p.a approx.
Land Tax: $4,193p.a approx.
EER: 0
Year Built: 1972

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MORE DETAILS

Property ID	1J6FF9U
Property Type	House
House Size	107 m2
Land Area	620 m2

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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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