



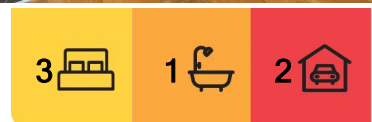
Charnwood, 3 Peat Place

It's Nice And Simple!

Looking to buy your first home? Add a smart investment to your portfolio? Or perhaps downsize to something more manageable? This charming three-bedroom, one-bathroom home with a double lock-up garage in Charnwood is a must-see!

Freshly painted with brand-new carpets, this home is nestled in a quiet cul-de-sac, surrounded by beautifully maintained gardens. Step inside to find a welcoming living and dining area that flows effortlessly into a functional kitchen. The three generously sized bedrooms provide comfortable living, while the home's original condition makes it a perfect canvas for those looking to add their own personal touch or take on a renovation project.

Outside, the spacious backyard offers plenty of room for kids or pets to play. Plus, there's a greenhouse enclosure ideal for plant lovers or even small pets like rabbits, chickens, or birds.



For Sale
By Negotiation

View
ljhooker.com.au/2GPTF9Q

Contact
Lukas Cole
0432 289 618
lukas.cole@ljhkaleen.com.au



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.

EER ★★☆☆☆☆

LJ Hooker Kaleen
(02) 6241 1922

Charnwood is a fantastic location with great walking trails, a nearby shopping centre, and just a short drive to Belconnen Mall. Families will love the multiple daycare and schooling options all within walking distance.

Don't miss this incredible opportunity-whether you're an investor, first-time buyer, or downsizer, this home is ready to welcome you!

For further information or to book a private inspection, please give Lukas Cole a call on 0432 289 618.

Features:

- Double lock up garage
- Three bedrooms
- Quiet cul-de-sac
- Freshly painted
- New carpets
- Near schools & shops

Rates: \$2,495 pa approx

Land Tax: \$3,443 pa approx

EER: 1.5

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More About this Property

Property ID	2GPTF9Q
Property Type	House
House Size	102 m2
Land Area	504 m2
EER	1.5
Including	Dishwasher

Lukas Cole 0432 289 618

Licensed Agent ACT | lukas.cole@ljhkaleen.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.

3 Peat Place Charnwood, Charnwood

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