

Charnwood, 4 Selby Place

Your new life starts here!

Auction Location: In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City

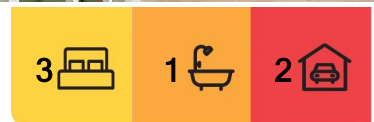
Offering a brilliant combination of contemporary design, charm, and comfort...4 Selby Street Charnwood is a meticulously renovated 3-bedroom home that is nestled in a serene cul-de-sac setting.

Inside you'll discover there is nothing to do, not a finger to lift. This is a turn-key opportunity where all the hard work has been done for you. New floors underfoot set the scene for the rest of the home. the entire property has been freshly painted throughout, both inside and outside.

Ready to cook up a storm? The heart of the home, the renovated kitchen, offers sleek finishes with plenty of bench and cupboard space, and new appliances, and is perfect for those aspiring chefs.



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/2G3QF9Q

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LJ Hooker Kaleen
(02) 6241 1922

The renovated bathroom is lovely, while a separate toilet adds convenience to daily living.

A slow-combustion fireplace adds a warm and inviting atmosphere that's perfect for relaxation or entertaining guests. In addition, you can stay cool during the warmer months with the reverse cycle air conditioner, ensuring year-round comfort.

Vaulted ceilings add a touch of grandeur to the interior, creating an airy and spacious feel. Coupled with a split-level design that enhances the overall sense of individuality that this home brings. Outside, a double garage with drive-through access provides ample space for your vehicles and storage needs, offering both convenience and practicality.

Located in a tranquil cul-de-sac, this property offers peace and privacy while still being close to essential amenities, schools, parks, and public transport options.

There is no doubt this home is an easy choice for those looking for a first home and investors will love the convenience of a fully renovated addition to your portfolio with excellent depreciation and return on your investment.

Looking to call Charnwood home?

Schedule your viewing today or drop by one of our open homes.

Please speak with Tim Russell at 0416 087 834 or Jackson White-Brettell at 0421 479 376 for further information or a private inspection.

Features include:

Renovated Kitchen

Renovated bathroom

New Flooring and carpet throughout

New paint throughout both inside and outside

Separate toilet

Double garage

Slow combustion fireplace

Reverse cycle air conditioner

638m2 Block of land

Cul De Sac location

Rates: \$2,609 pa approx

Land Tax: \$3,675 pa approx

EER: 2.0

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More About this Property

Property ID	2G3QF9Q
Property Type	House
House Size	110 m ²
Land Area	638 m ²
EER	2

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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.

4 Selby Place, Charnwood

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