

6 Saywell Place, Charnwood

## Endless Potential in a Peaceful Cul-de-Sac!

This property is going to Auction -

6pm Wednesday 4th June 2025  
In Rooms- LJHooker Canberra City Offices  
• 200 City Walk

Welcome to 6 Saywell Place, Charnwood - a fantastic opportunity for savvy buyers, renovators, or investors looking to capitalise on a home with loads of potential in a tightly held, family-friendly cul-de-sac.

This 3-bedroom, 1-bathroom home is set on a generous block and offers a solid foundation to create something truly special. Whether you're looking to roll up your sleeves and make it your own or seeking a rewarding investment with strong future returns, this one is well worth your attention.

Step outside and imagine entertaining family and friends on the timber back deck, overlooking a spacious backyard just waiting to be transformed. With good bones and a practical layout, this home is ready for a fresh start - and the rewards will follow. Located in a quiet street with great access to local schools, shops, and transport, this is your chance to secure a foothold in a fast-moving market.

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.

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**FOR SALE**  
600,000+

### AGENTS

Lukas Cole  
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Tim Russell  
0416 087 834  
tim.russell@ljhooker.com.au

### AGENCY

LJ Hooker Kaleen  
(02) 6241 1922

LJ Hooker

Don't miss out - opportunities like this don't come around often!

Please speak with Lukas Cole 0432 289 618 or Tim Russell 0416 087 834 for further information or a private inspection.

**Features include:**

- Reverse cycle air conditioning
- Covered rear entertaining deck
- Updated bathroom
- Updated kitchen
- 601m2 Land
- Cul de sac location
- Colourbond fences
- Garden shed
- Vehicle access to rear yard
- Rates: \$2,362 pa approx
- Land Tax: \$3,537 pa approx
- EER: 1.5

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**MORE DETAILS**

Property ID	2GREF9Q
Property Type	House
House Size	106 m2
Land Area	601 m2
EER	1.5

**Lukas Cole 0432 289 618**

Licensed Agent ACT | [lukas.cole@ljkaleen.com.au](mailto:lukas.cole@ljkaleen.com.au)

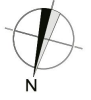
**Tim Russell 0416 087 834**

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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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