



9 Donnison Place, Charnwood

Neat & Tidy 3-Bedroom Home with Great Potential




- All Offers Considered Prior to Auction *

Whether you're starting your homeownership journey, growing your family, or seeking a smart investment, this home offers comfort and potential in equal measure.

Positioned on a generous 622sqm block in the heart of family-friendly Charnwood, this well-presented 3-bedroom home offers space, comfort, and fantastic potential. Ideal as a starter home for a young family, first-home buyers or smart investors, this property is ready to move into while offering scope to make it your own over time.

Step inside to a bright and welcoming lounge filled with natural light - perfect for relaxing or entertaining. The open plan kitchen overlooks a large family/meals area, creating a practical and flexible layout ideal for modern family living.

All three bedrooms are generously sized and feature built-in robes, while the well-appointed central bathroom ensures daily convenience. Outside, the secure backyard provides a safe, private space for kids and pets to play freely, and the large double garage adds extra

3  1  2 

FOR SALE
\$650,000+

AGENTS

Kathy Komar
0455 891 351
kkomar@ljhbelconnen.com.au

James Vlandis
0488 484 814
jvlandis@ljhbelconnen.com.au

AGENCY

LJ Hooker Belconnen
(02) 6251 1477

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.

 **LJ Hooker**

storage or workshop potential.

Located just minutes from local schools, shopping centres, playgrounds, and public transport, it's a fantastic place to raise a family. Plus, with easy access to Belconnen Town Centre and Canberra City, everything you need is within easy reach.

Property Features:

- 3 generous bedrooms with built-in robes
- Light-filled lounge room
- Spacious family/meals area with open-plan kitchen
- Neat and tidy central bathroom
- 622sqm block with secure yard - perfect for children and pets
- Large double garage with excellent storage space
- A solid, low-maintenance home with room to grow
- Pine wood flooring throughout.
- Reverse cycle heating and cooling

- Land Size: 622sqm
- Living Size: 103sqm
- Garage Size: 33sqm
- Rates: \$2,634 p.a.
- Land Tax: \$4,158 p.a. (investors only)
- CUV: \$363,000

Disclaimer:

All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.

MORE DETAILS

Property ID	HP0HVF8H
Property Type	House
House Size	103 m2
Land Area	622 m2
EER	2

Kathy Komar 0455 891 351

Sales Agent | kkomar@ljhbelconnen.com.au

James Vlandis 0488 484 814

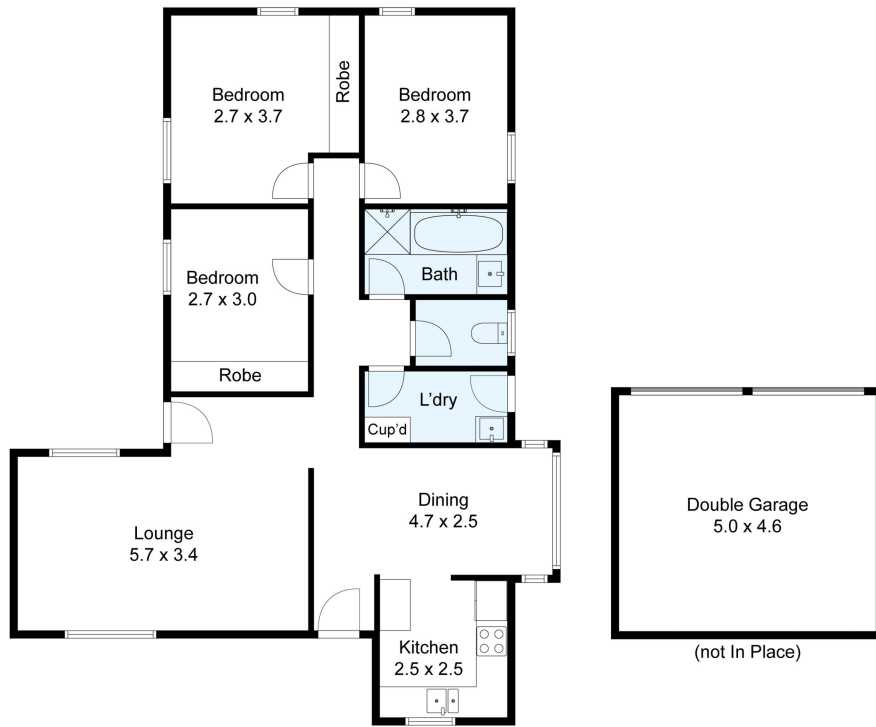
Sales Associate | jvlandis@ljhbelconnen.com.au

LJ Hooker Belconnen (02) 6251 1477

Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

belconnen.ljhooker.com.au | belconnen@ljhbelconnen.com.au





9 Donnison Place, 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.