



Chifley, 32 Threlfall Street

A Dream Location Packed with Potential

Auction Location: On Site

A Feel-Good Family Home Among Leafy Serenity

Perfectly positioned on a spacious and elevated block in a sought-after location, 32 Threlfall Street presents an exceptional opportunity to secure a family home in the tightly held and coveted location of Chifley. Just a short stroll to Mount Taylor Nature Reserve, and within easy reach to schools, local shops, parks, and public transport, this home offers the ultimate blend of comfort and convenience.

Charming family appeal with endless possibilities, this four-bedroom, three-bathroom home is brimming with original character and offers a functional layout that's ready for transformation. Whether you're a savvy renovator, first home buyer, or growing family looking to add your personal touch over time, the solid bones and functional layout make

4

3

3

For Sale
 Auction 03/05/2025

View
ljhooker.com.au/1TZQFMF

Contact
Stephen Thompson
 0418 626 254
stephen.thompson@ljhmanuka.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 Manuka
 (02) 6239 5551

this property a standout.

Inside, you'll be welcomed by a light-filled living room that seamlessly connects to the dining area and a well-appointed kitchen. The kitchen featuring quality appliances, including an Omega electric cooktop, an Asko dishwasher, and abundant cupboard storage-making it both practical and inviting for everyday cooking or entertaining guests.

With four generously sized bedrooms, all with built in robes and fitted with ducted evaporative cooling for year-round comfort. The main bedroom includes its own private ensuite, while the remaining bedrooms are serviced by a central bathroom with a bath and a separate toilet adding convenience for a growing family.

An internal staircase leads to the lower floor, where you'll find a large multi-purpose lounge/rumpus area ideal as gaming room, home theatre or a creative studio. Complete with its own bathroom, this versatile lower level can also be perfect as a guest retreat, home office, or a private studio. Under the house, you'll also find a large spacious workshop, perfect for hobbyists and DIY enthusiasts.

Step outside to find a beautifully maintained private garden that wraps around the home, offering serene outdoor spaces for relaxation or entertaining. At the front of the house, you will find a charming front porch that provides seamless indoor-outdoor flow with the dining room-perfect for alfresco meals or morning coffee. A front courtyard adds another layer of privacy and tranquillity. For your parking needs, the property features 3 carports, ensuring ample space for vehicles or storage.

Don't miss the chance to make 32 Threlfall your new home. With a bit of work and some personal touches, this house has the potential to become something truly special.

Features:

- * Four bedrooms, three bathrooms & a separate toilet
- * Main bedroom with an ensuite
- * Light-filled living and dining areas
- * Dining area with indoor-outdoor flow
- * Functional kitchen with electric cooktop, dishwasher, ample storage and breakfast bench
- * Spacious laundry
- * One double and one single carport
- * Well-maintained garden
- * Positioned on a generous block in a quiet street
- * Large storage cupboard in rumpus room
- * Outdoor Shed
- * Front Courtyard

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.



LJ Hooker Manuka
(02) 6239 5551

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.

More About this Property

Property ID	1TZQFMF
Property Type	House
House Size	233 m2
Land Area	857 m2
EER	1.5
Including	Evaporative Cooling Courtyard Dishwasher Workshop Built-in-Robes

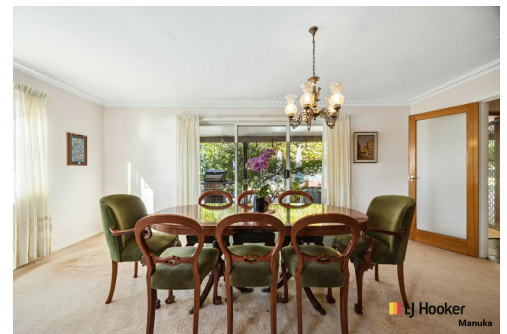
Stephen Thompson 0418 626 254

Proprietor and Property Consultant | stephen.thompson@ljhmanuka.com.au

LJ Hooker Manuka (02) 6239 5551

20 Bougainville Street, MANUKA ACT 2603

manuka.ljhooker.com.au | manuka@ljhmanuka.com.au



LJ Hooker Manuka
(02) 6239 5551

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.



Ground Floor



Lower Floor



LJ Hooker
Manuka

Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.