



15 Beattie Crescent, Chisholm




## Living Done Right

### FIND.

Positioned in an established pocket of Chisholm, this well-presented four-bedroom home offers a practical layout, comfortable living and a low-maintenance lifestyle. Set on a manageable 347sqm approx. block, the home is ideal for families, first home buyers or investors seeking a property that combines functionality with everyday ease. With its inviting street presence and thoughtfully designed floorplan, this is a home ready to be enjoyed from day one.

### LOVE.

Step inside to discover a spacious and light-filled interior, where a large living area creates the perfect space to relax and unwind. Aggregate concrete and timber-look flooring flow throughout, adding warmth and character while keeping the home easy to maintain. The open plan kitchen and dining area forms the heart of the home, offering a practical layout with electric cooking and plenty of space for family meals and entertaining. Four well-sized bedrooms provide flexibility for growing families, while the renovated bathroom with WC adds a fresh, modern touch. A functional laundry with external access enhances everyday convenience, while ducted reverse cycle heating and cooling ensures comfort throughout the seasons.

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### FOR SALE

750,000+

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Kippax

(02) 6255 3888

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 **LJ Hooker**

## LIVE.

Outdoors, the home truly comes to life with a beautiful entertaining deck, perfect for hosting family gatherings or enjoying relaxed afternoons. The low-maintenance backyard offers just the right balance of space and simplicity, complemented by a huge storage shed for added practicality.

Car accommodation is well catered for with a carport and additional off-street parking for two vehicles under a sun sail. Positioned close to local shops, schools, parks and transport, this is a home that delivers both lifestyle and convenience in a family-friendly setting.

## ABOUT THE AREA

### Local Transport:

- Easy access to local bus routes
- Convenient connection to Tuggeranong Town Centre

### Shopping & Dining:

- Chisholm Village Shopping Centre
- South Point Tuggeranong
- Local cafes and dining options

### Schools:

- Caroline Chisholm School
- Fadden Primary School
- St Mary MacKillop College

## WHAT THE OWNER LOVES

"We love how convenient the location is, being so close to schools, parks and with a bus stop right outside, while still enjoying a quiet street with friendly neighbours. The deck is perfect for entertaining, the yard is easy to maintain, and the solar panels help keep power bills low."

## OVERVIEW

- Four-bedroom home
- Renovated bathroom with WC
- Electric cooking
- Aggregate concrete and timber-look flooring throughout
- Ducted reverse cycle heating and cooling
- Functional laundry with external access
- Carport plus additional parking for two cars under sun sail
- Solar Panels

## RATES / SIZE

Land Size: 347sqm approx.

Living Size: 114sqm approx.

Rates: \$2,539p.a approx.

Land Tax: \$3,886p.a approx.

EER: 0.5

Year Built: 1982

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## MORE DETAILS

Property ID 1J1MF9U  
Property Type House  
House Size 114 m2  
Land Area 347 m2  
EER 0.5

### **Eoin Ryan-Hicks 0424 042 419**

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |  
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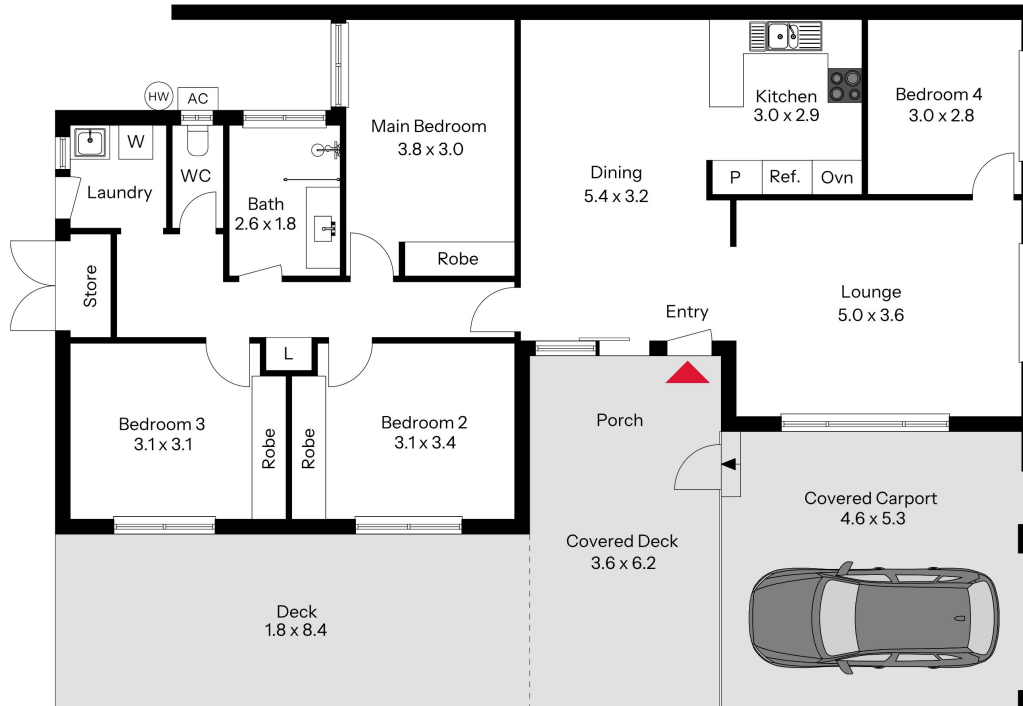
### **Olivia Schultz 0415 366 287**

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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