



## Chisholm, 5 Wedgwood Close

### A Family Oasis

Set on just over 1000 square meters. This north facing family home offers a haven for families, where the connection between the indoors and out is felt in every room.

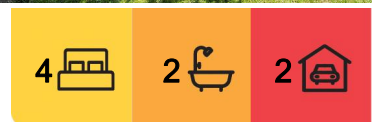
The master bedroom is segregated to one end of the home, taking advantage of the north aspect, it offers an ensuite and walk in robe. While three other bedrooms are to the rear, and all have built in robes.

The kitchen and meals area are the hub of the home, flooded with natural light and featuring cathedral ceilings and direct access to the backyard. The renovated kitchen has plenty of storage, stone benchtops and modern appliances while the meals area also has cleverly designed built in storage, ideal for family living.

The flow to the lounge and dining is an easy one. Also featuring cathedral ceiling is has dual access to the outdoors and like most of the house take full advantage of the north



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**For Sale**  
Auction

**View**  
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**EER** ★★★★★★

**LJ Hooker Belconnen**  
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aspect.

With a covered entertaining and barbeque area, the backyard extends beyond offering plenty of room and lawn for the kids and pets to enjoy. Established trees and garden beds highlight the feeling of your own oasis.

This home offers exceptional sustainability with a 13.5kW solar panel system and a 10kW SolarEdge inverter, meaning you can literally run your EV car on free energy using the charger in the garage.

For the current owners, selling this home is their highest priority. Be sure to secure your own oasis. Don't be the one who missed out.

- \* North facing family home
- \* Master bedroom with ensuite and walk in robe
- \* Three bedrooms with built in robes
- \* Separate living and dining
- \* Renovated kitchen with stone benchtops
- \* Modern stainless steel appliances
- \* Built in storage and bench space
- \* Ducted heating
- \* Two split system A/C units
- \* Outdoor entertaining and BBQ area
- \* Large family friendly gardens
- \* Hen house and garden shed
- \* Double garage
- \* 13.5kwh solar panels
- \* 10kwh Solar edge inverter charging system in the garage
- \* 15Amp power point in the garage
- \* RZ2 Zoned block
- \* Walking distance to schools, playgrounds, shops

- \* Build: 1985
- \* Block Size: 1,009sqm
- \* Living Size: 139 sqm
- \* Garage Size: 40 sqm
- \* EER: 5.0
- \* Rates: \$2,956 p.a.
- \* Land Tax: \$4,921 p.a.
- \* UV: \$520,000

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## More About this Property

<b>Property ID</b>	HP00YF8H
<b>Property Type</b>	House
<b>House Size</b>	139 m <sup>2</sup>
<b>Land Area</b>	1009 m <sup>2</sup>
<b>EER</b>	5

**George Vlandis 0437 398 774**

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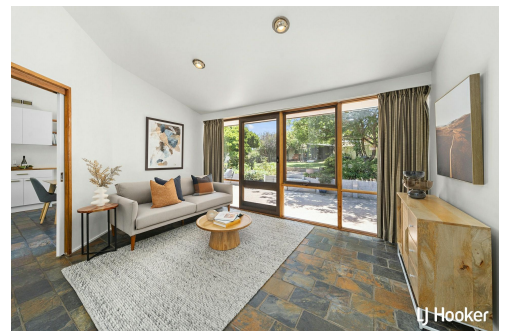
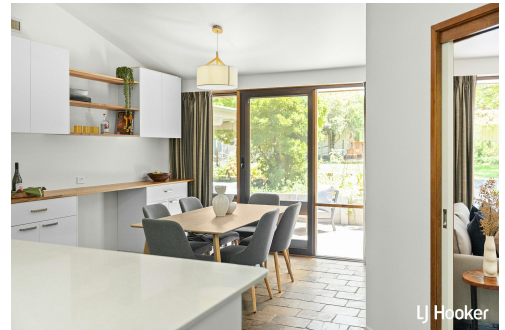
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## 5 Wedgwood Close, Chisolm



*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.*

**aperture**  
by LJ Hooker