



7 Southern Close, Chisholm

## Big Home. Big Block. Big Opportunity

Positioned peacefully at the end of a quiet cul-de-sac, this family home offers an outstanding combination of space, comfort and versatility on a generous 1,063sqm block.

Designed with family living in mind, this substantial home features four well-proportioned bedrooms, three complete with built-in robes. The master bedroom enjoys the added benefit of a private ensuite, while the remaining bedrooms are serviced by the updated family bathroom.

At the heart of the home is the kitchen, flowing through to a dedicated family and meals area, while a separate lounge room provides additional space for relaxing or entertaining. The home has been freshly painted throughout, creating a bright and inviting feel.

Comfort is assured year-round with ducted heating and reverse-cycle air-conditioning.

Step outside from the living areas onto the deck and pergola, creating an ideal space for outdoor entertaining, family gatherings or simply enjoying the substantial backyard.

4 2 4

### AUCTION

Sat 31st Oct @ 9:00AM

### VIEW

Wed 28th Oct @ 5:00PM - 5:30PM

### AGENTS

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### 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.



For those needing room for vehicles, hobbies, storage or a home workshop, this property really stands out. The large double garage features high ceilings, workshop space and drive-through access to an additional double metal garage/workshop, providing an exceptional amount of secure parking and practical workspace. The ultimate tradie setup.

- Generous 1,063sqm block
- Quiet end-of-cul-de-sac position
- Four bedrooms, three with built-in robes
- Master bedroom with ensuite
- Separate lounge room
- Spacious kitchen with adjoining family and meals area
- Freshly painted throughout
- Ducted heating
- Reverse-cycle air-conditioning
- Deck and pergola adjoining the living areas
- Large double garage with high ceilings
- Workshop space
- Drive-through garage access
- Additional double metal garage/workshop
- Exceptional storage, parking and workshop potential
- Proximity to transport, schools and future new local shops.

- Build Year: 1984
- Land Size: 1063sqm
- Property Size: 200sqm | Living: 146sqm | Garage: 54sqm
- EER: 2.0
- Rates: \$3,333 p.a.
- Land Tax: \$6,215 p.a. (investors only)
- UV: \$507,000

**Disclaimer:**  
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## MORE DETAILS

|               |                                                                 |
|---------------|-----------------------------------------------------------------|
| Property ID   | HP19DF8H                                                        |
| Property Type | House                                                           |
| House Size    | 200 m2                                                          |
| Land Area     | 1063 m2                                                         |
| EER           | 2                                                               |
| Including     | Air Conditioning<br>Balcony<br>Built-in-Robes<br>Secure Parking |

**George Vlandis 0437 398 774**

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**Biba Berjaoui 0439 393 149**

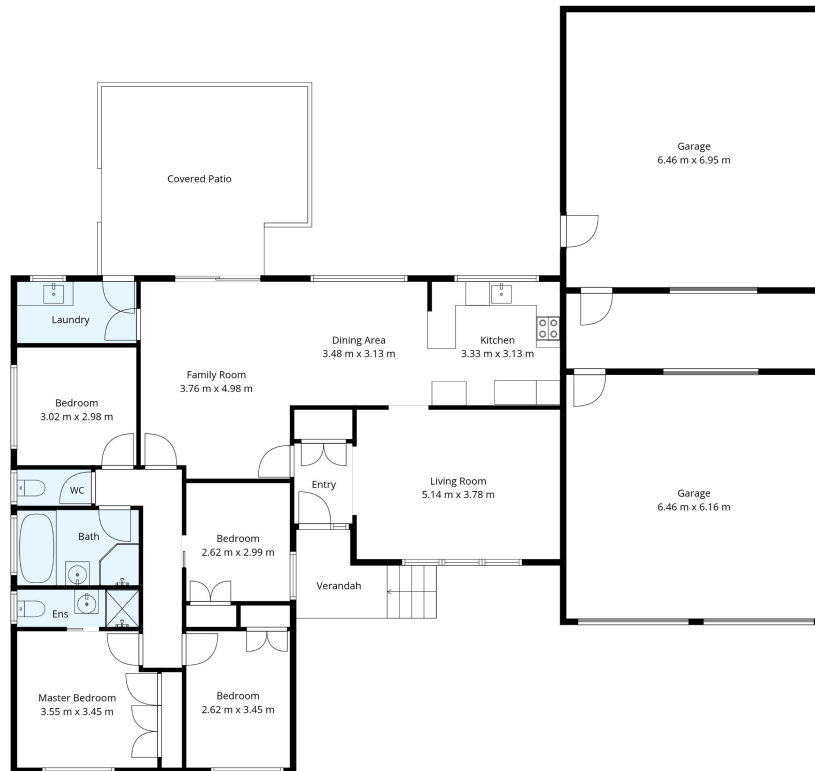
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*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*